

**CITY OF GLENDALE
COMMUNITY DEVELOPMENT DEPARTMENT
HISTORIC PRESERVATION COMMISSION STAFF REPORT**

MEETING DATE: June 5, 2014

TO: Historic Preservation Commission

PREPARED BY: Rathar Duong, Planner

REVIEWED BY: Timothy Foy, Deputy Director of Planning and Neighborhood Services
Jay Platt, Senior Urban Designer

CASE NUMBER: PDR 1329306

ADDRESS: 1555 Valley View Road

APPLICANT: Efrain Olivares

OWNER: Erik Yepes

LAST DATE REVIEWED/DECISION: First time submittal for final review.

PROJECT SUMMARY: To construct a new 4,530 square-foot, two-story single-family residence and a detached 700 square-foot, three-car garage on a 15,370 square-foot lot in the R1R (Restricted Residential) Historic District Overlay Zone. The existing one-story house, two-car detached garage and tennis court will be demolished.

The proposed project requires the review and approval of the Historic Preservation Commission since the subject property is a contributing structure located within an adopted historic district. Despite the design review application for the project being deemed complete on February 24, 2014, the zone change for the historic district occurred on May 8, 2014, establishing the Commission as the appropriate design review authority under the Historic District Overlay Zone Ordinance (GMC 30.25).

EXISTING PROPERTY: The project site is a 15,370 square-foot irregular-shaped lot with two frontages: Valley View Road and Arbor Drive. The site was developed in 1954 with a one-story, 2,399 square-foot, Ranch style residence and a detached 2-car garage. The house and garage, along with a circular driveway, front Valley View Road, while a tennis court is located behind the house, facing Arbor Drive.

CEQA STATUS: The proposed project is located within the Brockmont Park Historic District Overlay Zone. The existing Ranch style house proposed for demolition is considered as a contributor to the district. In order to maintain the district, a minimum of 60% of the homes within a proposed historic must qualify as contributors. The Brockmont Park Historic District is comprised of 59 homes and 52 (or 88%) of these homes are considered contributors. The proposed demolition of the existing home at 1555 Valley View Road would reduce the district to 51 contributors or 86%, well above the minimum threshold for designation.

An analysis was conducted by staff to determine if the residence is eligible for listing on the Glendale Register of Historic Resources as an individual resource. The analysis concluded that the existing home is not eligible for listing as a historic resource at the local because it does not meet any of the five criteria for listing. To be eligible, a property must meet at least one criterion.

Based on these findings, the project qualifies for a Class 3 exemption under CEQA pursuant to Section 15303 (a) since it involves the construction of one single-family residence. The City's CEQA analysis and determination of Glendale Register eligibility for this project is discussed in more detail in Attachment 7.

RECOMMENDATION: Staff recommends that the Commission either

1. Approve the project with conditions; or
2. Deny the demolition without taking action on the proposed new building.

CONTEXT

GENERAL PLAN: Land Use Element: Very Low Density Residential/Open Space. The project complies with the Land Use Element of the General Plan. The property is located in a low density residential area and is surrounded by local streets and other single-family residences.

ZONE: R1R (Restricted Residential), Floor Area Ratio District II Historic District Overlay Zone

HISTORIC DISTRICT: The Brockmont Park Historic District consists of 59 single-family homes. This area was once part of a larger 140-acre parcel owned by John C. Brockman, who, in 1910 built his estate called Brockmont. After his death in 1925, the large property was subdivided as "Brockmont Park," the southern portion of which includes today's historic district of the same name. The area contains a collection of homes built between the late 1920s and mid 1950s and primarily designed in the Period Revival and Ranch architectural styles, with the Spanish Colonial Revival and Ranch styles being predominant (20 and 13 examples respectively). All of the Spanish Colonial Revival homes in the district were determined to be contributors, while 10 of the 13 Ranch-style homes are contributors. Of the district's 59 homes, 52 are contributors and 7 are non-contributors. The Ranch-style home at 1555 Valley View Road was determined to be contributor by the survey conducted as part of the district's designation process because it was built within the Period of Significance and largely retains its original historic character.

ENVIRONMENTAL CONSTRAINTS: The subject site was graded when the existing residence was developed in 1954. The lot slopes upward slightly from Valley View to Arbor Drive. There are no protected trees on site.

NEIGHBORING ZONES AND USES:

	Zoning	Existing Uses
North	R1R-II HD	Single-Family Dwelling
South	R1R-II HD	Single-Family Dwelling
East	R1R-II HD	Single-Family Dwelling
West	R1R-II HD	Single-Family Dwelling
Project Site	R1R-II HD	Single-Family Dwelling

DESIGN GUIDELINES:

The Historic District Design Guidelines apply to this project due to the district's recent designation, with the "Infill Development" section being most applicable to this project. The overall goal of the Guidelines is to ensure compatibility with other properties in the historic district. In this regard, the infill section identifies design goals that are very similar to those established in the citywide Comprehensive Design Guidelines, which break design analysis into three critical sections: Site Planning, Mass and Scale, and Design and Details. This format will be used in this analysis, with reference made to specific items in the District Guidelines as appropriate.

COMPARISON OF NEIGHBORHOOD AND PROPOSAL:

SITE PLANNING

	Average of Properties within 300 linear feet of subject property	Range of Properties within 300 linear feet of subject property	Subject Property Proposal
Lot size	17,907 sq. ft.	10,800 sq. ft. to 30,010 sq. ft.	15,370 sq. ft.
Setback	30 feet	25 feet - 40 feet	35 ft
House size	3,301 sq. ft.	2,716 sq. ft. to 4,458 sq. ft.	4,530 sq. ft.
Floor Area Ratio	0.18	0.11 – 0.33	0.29
Number of stories	Predominately 2-story	1 and 2-story	2-story

The subject site is an irregularly-shaped lot that has two frontages: Valley View Road at the front and Arbor Drive at the rear. The lot is 15,370 square feet and is developed with a single-story house, detached garage, and tennis court. The existing house is located towards Valley View Road.

The proposed two-story house will be located in essentially the same location as the existing house, but with a larger footprint. The new 3-car detached garage replaces the previous tennis court and will be oriented toward, and accessed from, Arbor Drive. It will maintain the existing detached garage typology of the current house and many others in the neighborhood, but will take advantage of the mid-block, through-block site, which is unique in the district, to allow access to the garage at the rear of the property. Similar site plans are commonly found on through-block lots around the city, including several in the Royal Boulevard Historic District. A new pool will be positioned between the house and garage, close to the south property line.

The site planning goals established by the infill guidelines for districts suggest all setbacks should conform to the district norm as much as possible and that the front of the house should be oriented toward the street with a clearly defined entry. The proposed site planning meets these goals and is appropriate based on the shape of the lot, its position on the block, and the development pattern of the neighborhood.

Parking:

A new three-car detached garage is proposed and will be 36'-6" wide by 21'-3" deep. The proposed garage meets Code. The proposed carport facing Valley View, which resembles the porte cochere typology seen at the current house and others in the district, is allowed because the enclosed garage provides all Code-required parking. Because it resembles the porte cocheres sometimes found at Spanish Colonial Revival homes, including some in the district, it is appropriate to the design and compatible with the character of the neighborhood.

Landscaping:

A total of 43% (or 6,644 square feet) of the lot will be landscaped, which exceeds the minimum 40% required by Code.

Site Walls:

New 6-foot high wood fences will enclose the side yards of the property. None of the proposed fence will be located in the front 15-foot setback area.

Summary: *The proposed residence will be located in essentially the same location as the existing house and features a three-car detached garage with direct access from the street. The proposed house fronts Valley View Road, while the garage fronts, and is accessed from, Arbor Drive. All landscaping areas and outdoor space are located in the front setback and between the buildings. The location of the new house and garage is compatible with the overall character of the historic district and conforms to the site planning goals of the infill development section of the Historic District Design Guidelines.*

MASS AND SCALE

The proposed residence will be two-story. A two-story home is consistent with the immediate neighborhood as there is a mix of one- and two-story homes within the survey area. As depicted on the elevation drawings, the building's mass and scale have been appropriately addressed through various methods. Both the first and second floors are significantly modulated, while the second floor is stepped back from the first floor at numerous locations. The façades are punctuated by a shaped picture window, a covered patio, and balconies. The appearance of a smaller volume on top of a larger base volume is a sensible approach and helps avoid the boxy appearance that is sometimes associated with two-story buildings. The house also features a basement, approximately 480 square feet, which is not considered floor area since its floor to ceiling height is less than 6 feet.

The roof design is a mix of gable and hipped which are appropriate to the style. The dominant hipped roofs help modulate the building mass. The proposed rooftop HVAC equipment should be located at grade, to meet Zoning Code requirements and to allow the roof to continue across the east elevation. The fenestration pattern is also appropriate in regards to the type, size, and placement of the windows, which help produce a balanced sense of scale. The carport, however, is over-scaled. It should be reduced in height and width to complement the overall proportions of the front façade.

The above-mentioned massing techniques and recommended changes will help minimize the perceived mass and scale of the proposed building. The infill development goals of the Historic District Design Guidelines for massing, scale and proportion, height, and rhythm are met by the proposed design

Building Height: The overall building height will be 23 feet, 8 inches high. The maximum permitted height is 32 feet.

Setbacks: The front setback is 33 feet from Valley View Road and 18 feet from Arbor Drive, while the interior (side) setback is 10 feet from both sides. All setback distances meet Code.

Floor Area Ratio: The proposed floor area ratio is 0.29 (4,530 square feet), the maximum permitted by Code in floor area ratio district II. The homes within the survey area have an F.A.R ranging from 0.11-0.33 with an average of 0.18.

Summary: *The massing and scale of the proposed two-story building is sensible and achieved through various design techniques. These include the placement of a smaller second floor volume on top of a larger ground floor volume and stepping it back from the first floor, modulating the exterior walls, and appropriate fenestration pattern. Reducing the scale of the carport will enhance the proportionality and design of the front façade. Relocating the HVAC equipment from the roof will allow the roof at the east elevation to more closely conform to roofs typically found on homes of this style.*

DESIGN AND DETAILING

The subject property is located in northwest Glendale and specifically within the recently adopted Brockmont Park Historic District. This neighborhood consists of generally larger homes in a mix of traditional styles. The infill development goals of the Historic District Design Guidelines for roof forms and materials, windows and doors, and siding and other material are largely met by the proposed design. Staff believes that implementation of specified conditions related to the design and details will allow the project to fully meet these guidelines as discussed below.

The proposed two-story Spanish Colonial Revival style house is consistent with other homes in the district, where over 30% of the properties are designed in the same style. The design features many of the character-defining features associated with the style, including smooth stucco walls, red tile roofs, exposed woodwork, and a focal window at the main living space. The proposed residence also features a covered entry porch with double doors, along with covered and open balconies. All windows will be aluminum-clad wood with an external grid pattern appropriate to the style. Each window opening will have a wood sill and frame. The proposed operation of these windows include: hung, awning, and sliding. Governed by the traditional aesthetic of the Spanish Colonial Revival style, sliding windows should not be incorporated into the design. All windows should be recessed in the wall. The master bedroom window on the east façade overlooks the adjoining rear yard. This window should be reduced in size or eliminated to enhance the neighbor's sense of privacy.

The roofs will be clad in one-piece concrete tile, while the walls will be smooth stucco. Staff believes that a two-piece tile is more compatible with this style and the precedent established by other homes in the district and recommends its substitution.

The roof deck proposed above the carport is very close to the adjacent neighbor and also does not allow the car port to read as a traditional porte cochere; it should be eliminated from the project to allow a larger expanse of tiled roof and enhance privacy. The house will also feature three chimneys. Due to the style of the house, a shaped chimney may be more appropriate than a standard rectangular shape. Similarly, the top or flue of the chimney may be treated with chimney pots or similar decorative element.

The detached garage will also feature smooth stucco walls, a tiled roof, aluminum-clad wood windows, and wood garage doors. The three garage door openings will have arched tops. The garage appears poorly proportioned when seen from the street. Its height should be reduced to avoid excessive wall area above the door openings. The portion of the garage projecting to the east creates an asymmetrical roof and tall wall area at the rear. The projection should be eliminated, or the garage be relocated, to allow for a rectangular footprint. The driveway surface shall be decorative as required by Code in this zone.

Overall, the varied materials and color are appropriate to the proposed style and create a visual and textural interest.

Textures: The varied texture is achieved through a variety of cladding materials including smooth stucco, one-piece tile roof, and wood balcony railing. Their colors complement each other.

Quality of Materials: The proposed materials are appropriate to the Spanish Colonial Revival style residence and of high quality.

Summary: *The proposed residence is a two-story Spanish Colonial Revival style building located in a neighborhood containing a mix of other traditional style residences. The home's design, detailing, and material quality are consistent with the chosen style and, with the implementation of the recommended conditions, it will be compatible with the design other Spanish Colonial Revival homes in the district as well as with the area's overall visual character.*

DEMOLITION WITHIN A HISTORIC DISTRICT

Staff believes demolition of the existing building is the key decision to be made regarding this application. The following analysis lays out the arguments for and against demolition of this contributing structure. More detailed arguments are contained in the attached draft motions.

The arguments against granting a demolition permit are that the building is an intact example of one of the important architectural styles found in the district. The survey noted that it had a high level of integrity. While the ordinance allows for consideration of such a demolition request, the clear orientation of the Historic District Design Guidelines is to encourage the retention of contributing structures. Even if the new structure would be a model replacement for a non-contributing structure, allowing demolition of a part of the district's original fabric is contrary to the purpose of historic districting (GMC 30.25.1010.A states that "... to protect the beauty of the city and improve the quality of its environment through identification, recognition, conservation, maintenance and enhancement of its historic and architectural resources within neighborhoods").

The arguments for granting a demolition permit is that the GMC clearly allows for consideration of such requests (GMC 30.20.060). Through the required findings for demolition, the HPC is called upon to evaluate the merits of each contributing structure. For example, finding #2 in 30.25.060.A says the Commission shall consider "the importance of the structure to the integrity and character of the district". This not only acknowledges the differing assessments contained in the historic resources survey of each district, but also opens the debate to factors beyond those contained on a DPR form. If each contributor were of equal value, such a finding would be nonsensical. One example of differentiation could be finding more value to the district's integrity in a contributing structure that is a better representative of a particular style than a lesser example considered a contributor primarily because retains the integrity of a weak

design. Another would be a property in a visually strategic location having higher value than a structure of similar architectural value that has limited visibility from the public way.

In this case, although the building has high integrity, it has a simple design that lacks many of the character-defining features of its style. Further, it is one of the latest additions to the historic district that still falls within the Period of Significance and is also one of the lesser examples of the Ranch style among nine other contributors designed in the same style. Its loss would not significantly dilute either the style's representation in the district or other homes' ability to convey aspects of the taste and aspirations of area's new homebuyers in the post-WWII era.

RECOMMENDATIONS/ DRAFT RECORD OF DECISION:

Recommendation:

If the Commission finds that allowing the demolition of the contributing structure to construct a new house is not in keeping with the goals of the Historic District Overlay Zone Ordinance, staff recommends Denial of the project without taking action on the proposed design using the findings of the draft motion found in Attachment 8.

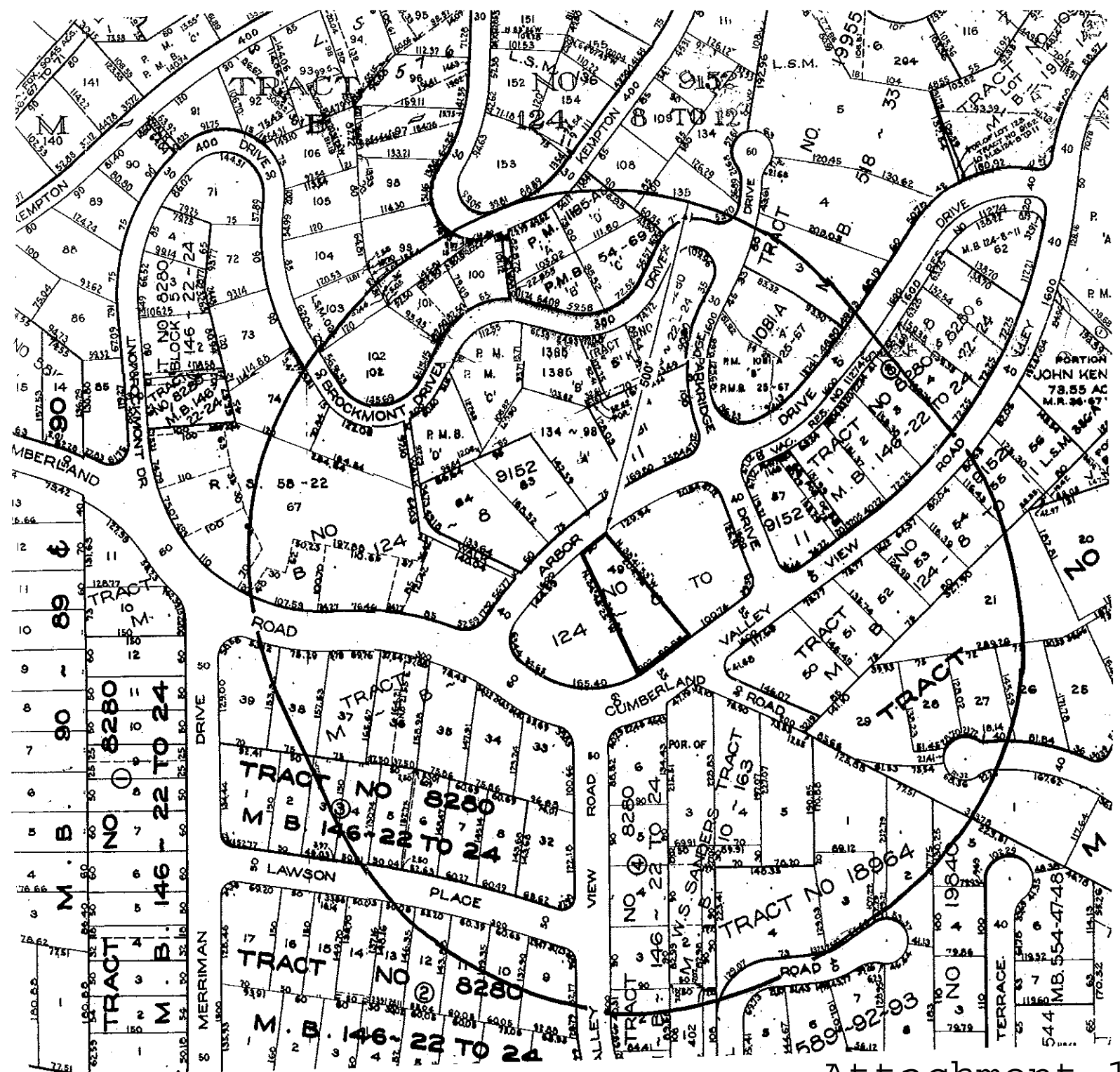
If the Commission finds that the proposal can be supported under the Historic District Ordinance's clear anticipation of, and provision for, the potential demolition of contributing structures, staff recommends Approval with Conditions using the findings of the draft motion found in Attachment 9 and the following conditions:

Conditions:

1. All windows should be a combination of fixed, single/double hung, awning, or casement. The proposed sliding windows should not be used given the architectural style of the building.
2. All windows should be installed recessed from the face of the wall.
3. All windows should have wood sills and trim, as proposed.
4. All windows should have simulated divided lights.
5. Reduce the size or eliminate the master bedroom window at the east façade to enhance privacy.
6. A shaped chimney with similar decorative top/flue should be incorporated into the overall design.
7. Roofing shall be two-piece clay barrel tile rather than the single-piece tile proposed.
8. A decorative driveway shall be incorporated, as required by Code.
9. Rooftop equipment is prohibited in the single-family zone and shall be eliminated and allow the tile roof to extend across the east façade.
10. Reduce the height and scale of the carport to better reflect overall façade proportions and lessen its visual prominence. Consider a lower hipped roof as part of redesign.
11. Eliminate roof deck above carport to enhance privacy of adjacent neighbor.
12. Correct west elevation drawing on Sheet A3.0 to reflect sloping curve of stairway cheek wall.
13. Delete or reduce the size of master bedroom window next to fireplace to enhance privacy of adjacent neighbor.
14. Garden wall and gate to carport to be no taller than 6 feet high.
15. Lower the height of the garage to be proportional to the height of proposed openings.
16. Eliminate the projection at the rear of the garage or relocate the structure on the site to allow for a rectangular footprint or otherwise create a more regular roof form.

ATTACHMENTS:

1. Location Map
2. Brockmont Park Historic District Map
3. Neighborhood Survey
4. Photographs of Subject Property and Neighboring Properties
5. DPR 523a form for Subject Property
6. Reduced Plans
7. CEQA and Glendale Register Eligibility Analyses for Subject Property
8. Draft Motion for Denial
9. Draft Motion for Approval
10. Public Comment Letters Received by May 30, 2014



Attachment 1

DESIGN
REVIEW

LOCATION

1555 Valley View Rd., Glendale, CA 91202
APN: 5632-01-2002

Architect: Arquittaller
Owner: Erick Yepes

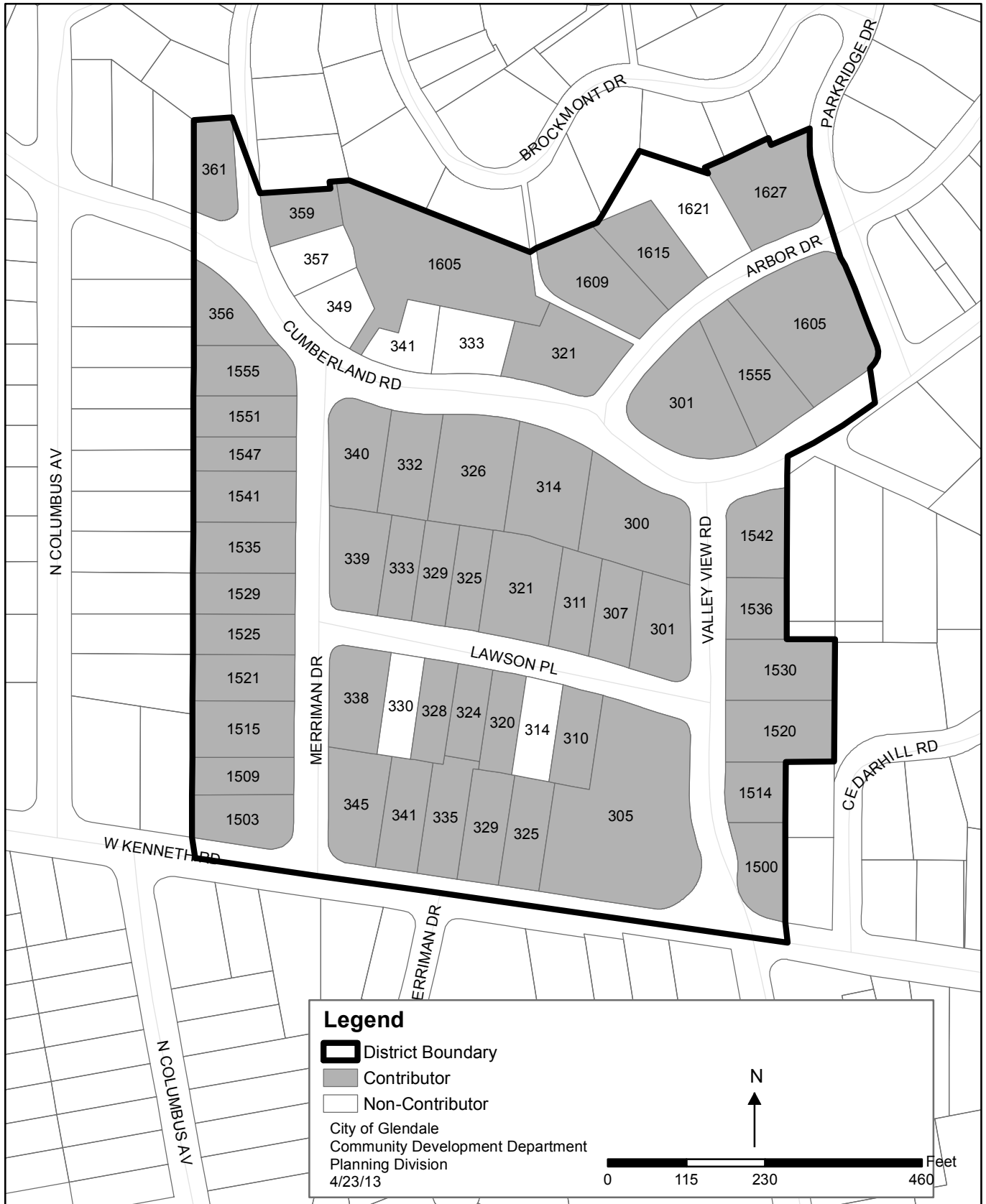
1"= 200'



500' Radius

Prepared by Williams Land Use Services ~ phone 818-542-4109

Proposed Brockmont Park Historic District Contributing and Non-Contributing Parcels



1555 Valley View Road, Glendale, CA 91202 ~ DESIGN REVIEW SURVEY LIST ~ WITHIN 300 LIN. FT. OF SUBJECT PROPERTY & CONTIGUOUS								
PHOTO KEY	ADDRESS	ASSESSOR'S PARCEL NO.	HEIGHT IN STORIES	ROOF MATERIAL	APPROX. SETBACK	FLOOR AREA	LOT AREA	F. A. R.
1	321 Cumberland Rd.	5632-010-006	1	Comp. Shingle	25'	3,103	16,850	.18
2	1609 Arbor Dr.	5632-011-010	2	Spanish Tile	25'	3,548	15,830	.22
3	1615 Arbor Dr.	5632-011-009	2	Spanish Tile	30'	3,352	12,680	.26
4	1621 Arbor Dr.	5632-011-014	2	Comp. Shingle	30'	2,716	17,269	.16
5	1627 Arbor Dr.	5632-011-013	2	Comp. Shingle	40'	2,964	18,190	.16
6	1630 Parkridge Dr.	5632-005-001	2	Spanish Tile	25'	3,876	15,340	.25
7	1616 Parkridge Dr.	5632-013-007	2	Spanish Tile	25'	3,371	13,540	.25
8	1605 Valley View Rd.	5632-012-003	2	Comp. Shingle	35'	3,066	28,750	.11
10	301 Cumberland Rd.	5632-012-001	2	Concrete Tile	40'	3,536	23,170	.15
11	314 Cumberland Rd.	5632-022-015	2	Spanish Tile	30'	4,458	17,530	.25
12	300 Cumberland Rd.	5632-022-009	1	Concrete Tile	25'	4,011	20,800	.19
13	1542 Valley View Rd.	5632-021-006	2	Spanish Tile	25'	3,546	10,800	.33
14	292 Cumberland Rd.	5632-021-007	2	Spanish Tile	40'	3,910	16,220	.24
15	1600 Valley View Rd.	5632-014-001	2	Comp. Shingle	30'	2,972	18,050	.16
16	1620 Valley View Rd.	5632-014-008	2	Spanish Tile	25'	4,380	30,010	.15
17	1625 Valley View Rd.	5632-013-001	2	Comp. Shingle	35'	3,604	11,480	.31
TOTAL			30		485'	52,809	286,509	3.37
Average			1.9		30'	3,301	17,907	.18
9	1555 Valley View Rd. SUBJECT PROPERTY	5632-012-002	2	Spanish Tile	35'	4,530	15,370	.29

Dsktp/valley view 1555 survey list 17

Note: Subject property not included in the average.

Prepared by Williams Land Use Services (818) 542-4109

1555 Valley View Road, Glendale, CA 91202 ~ DESIGN REVIEW SURVEY LIST ~ WITHIN 300 LIN. FT. OF SUBJECT PROPERTY & CONTIGUOUS								
PHOTO KEY	ADDRESS	ASSESSOR'S PARCEL NO.	HEIGHT IN STORIES	ROOF MATERIAL	APPROX. SETBACK	FLOOR AREA	LOT AREA	F. A. R.
1	321 Cumberland Rd.	5632-010-006	1	Comp. Shingle	25'	3,103	16,850	.18
2	1609 Arbor Dr.	5632-011-010	2	Spanish Tile	25'	3,548	15,830	.22
3	1615 Arbor Dr.	5632-011-009	2	Spanish Tile	30'	3,352	12,680	.26
4	1621 Arbor Dr.	5632-011-014	2	Comp. Shingle	30'	2,716	17,269	.16
5	1627 Arbor Dr.	5632-011-013	2	Comp. Shingle	40'	2,964	18,190	.16
6	1630 Parkridge Dr.	5632-005-001	2	Spanish Tile	25'	3,876	15,340	.25
7	1616 Parkridge Dr.	5632-013-007	2	Spanish Tile	25'	3,371	13,540	.25
8	1605 Valley View Rd.	5632-012-003	2	Comp. Shingle	35'	3,066	28,750	.11
10	301 Cumberland Rd.	5632-012-001	2	Concrete Tile	40'	3,536	23,170	.15
11	314 Cumberland Rd.	5632-022-015	2	Spanish Tile	30'	4,458	17,530	.25
12	300 Cumberland Rd.	5632-022-009	1	Concrete Tile	25'	4,011	20,800	.19
13	1542 Valley View Rd.	5632-021-006	2	Spanish Tile	25'	3,546	10,800	.33
14	292 Cumberland Rd.	5632-021-007	2	Spanish Tile	40'	3,910	16,220	.24
15	1600 Valley View Rd.	5632-014-001	2	Comp. Shingle	30'	2,972	18,050	.16
16	1620 Valley View Rd.	5632-014-008	2	Spanish Tile	25'	4,380	30,010	.15
17	1625 Valley View Rd.	5632-013-001	2	Comp. Shingle	35'	3,604	11,480	.31
TOTAL			30		485'	52,809	286,509	3.37
Average			1.9		30'	3,301	17,907	.18
9	1555 Valley View Rd. SUBJECT PROPERTY	5632-012-002	2	Spanish Tile	35'	4,530	15,370	.29

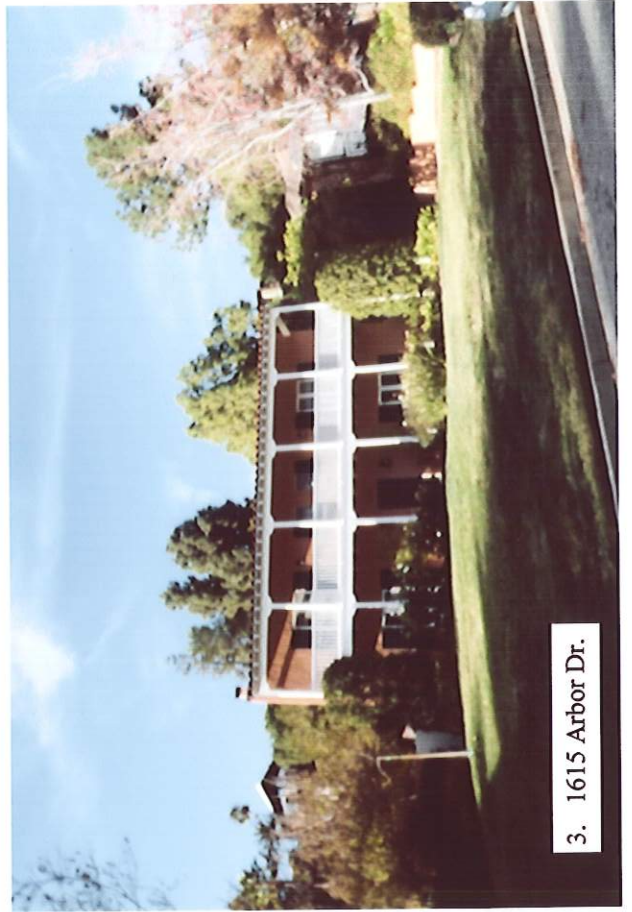
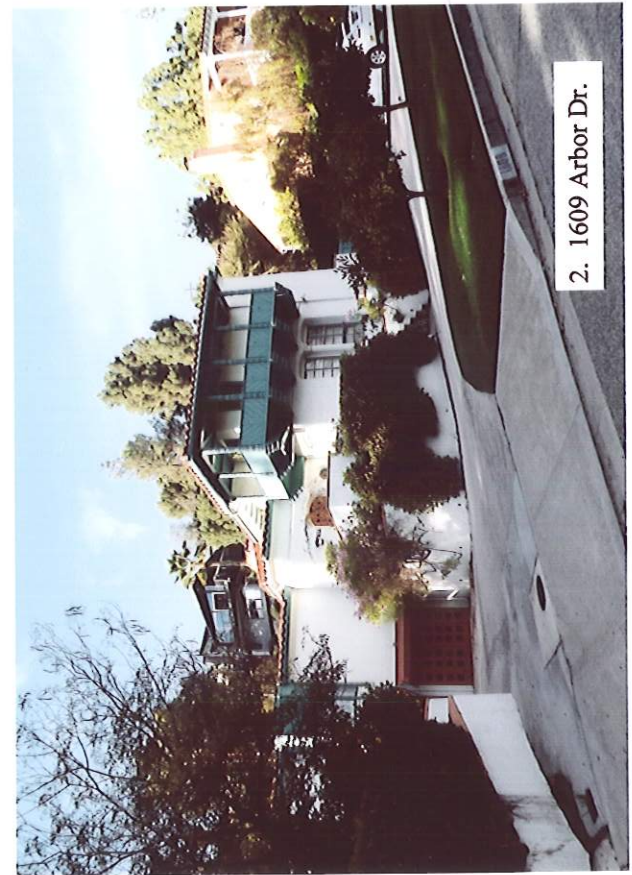
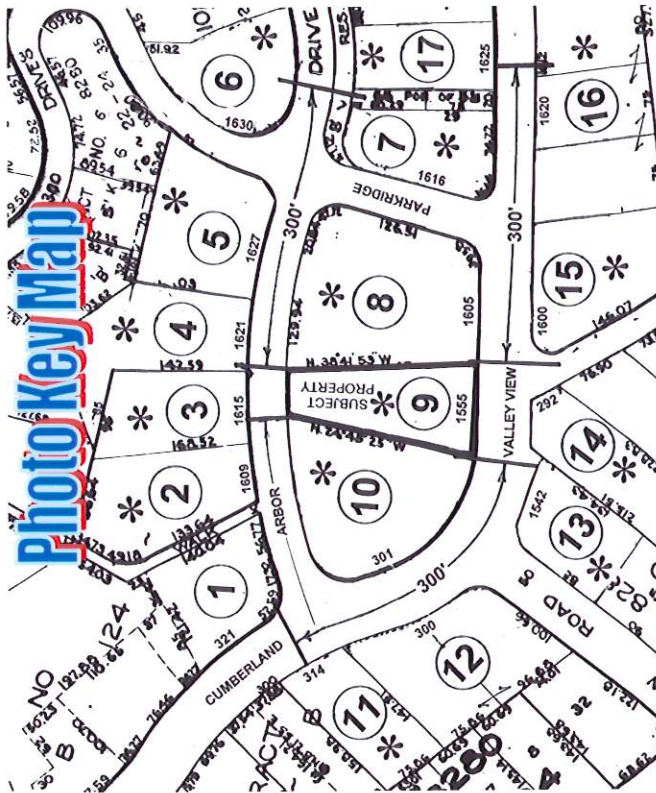
D:\stap\valley view 1555 survey list 17

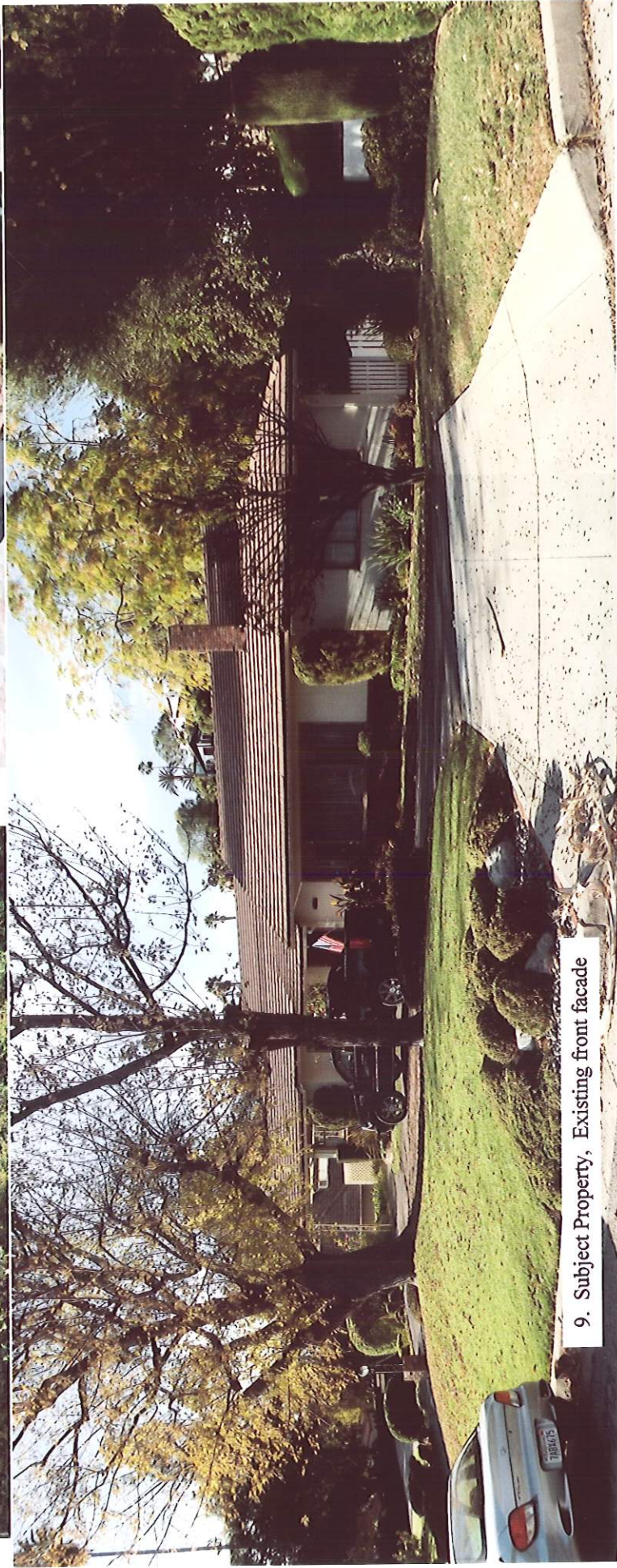
Note: Subject property not included in the average.
Prepared by Williams Land Use Services (818) 542-4109

1555 Valley View Road, Glendale, CA 91202 ~ DESIGN REVIEW SURVEY LIST ~ WITHIN 300 LIN. FT. OF SUBJECT PROPERTY & CONTIGUOUS								
PHOTO KEY	ADDRESS	ASSESSOR'S PARCEL NO.	HEIGHT IN STORIES	ROOF MATERIAL	APPROX. SETBACK	FLOOR AREA	LOT AREA	F. A. R.
1	321 Cumberland Rd.	5632-010-006	1	Comp. Shingle	25'	3,103	16,850	.18
2	1609 Arbor Dr.	5632-011-010	2	Spanish Tile	25'	3,548	15,830	.22
3	1615 Arbor Dr.	5632-011-009	2	Spanish Tile	30'	3,352	12,680	.26
4	1621 Arbor Dr.	5632-011-014	2	Comp. Shingle	30'	2,716	17,269	.16
5	1627 Arbor Dr.	5632-011-013	2	Comp. Shingle	40'	2,964	18,190	.16
6	1630 Parkridge Dr.	5632-005-001	2	Spanish Tile	25'	3,876	15,340	.25
7	1616 Parkridge Dr.	5632-013-007	2	Spanish Tile	25'	3,371	13,540	.25
8	1605 Valley View Rd.	5632-012-003	2	Comp. Shingle	35'	3,066	28,750	.11
10	301 Cumberland Rd.	5632-012-001	2	Concrete Tile	40'	3,536	23,170	.15
11	314 Cumberland Rd.	5632-022-015	2	Spanish Tile	30'	4,458	17,530	.25
12	300 Cumberland Rd.	5632-022-009	1	Concrete Tile	25'	4,011	20,800	.19
13	1542 Valley View Rd.	5632-021-006	2	Spanish Tile	25'	3,546	10,800	.33
14	292 Cumberland Rd.	5632-021-007	2	Spanish Tile	40'	3,910	16,220	.24
15	1600 Valley View Rd.	5632-014-001	2	Comp. Shingle	30'	2,972	18,050	.16
16	1620 Valley View Rd.	5632-014-008	2	Spanish Tile	25'	4,380	30,010	.15
17	1625 Valley View Rd.	5632-013-001	2	Comp. Shingle	35'	3,604	11,480	.31
TOTAL			30		485'	52,809	286,509	3.37
Average			1.9		30'	3,301	17,907	.18
9	1555 Valley View Rd. SUBJECT PROPERTY	5632-012-002	2	Spanish Tile	35'	4,530	15,370	.29

Dsktp/valley view 1555 survey list 17

Note: Subject property not included in the average.
Prepared by Williams Land Use Services (818) 542-4109



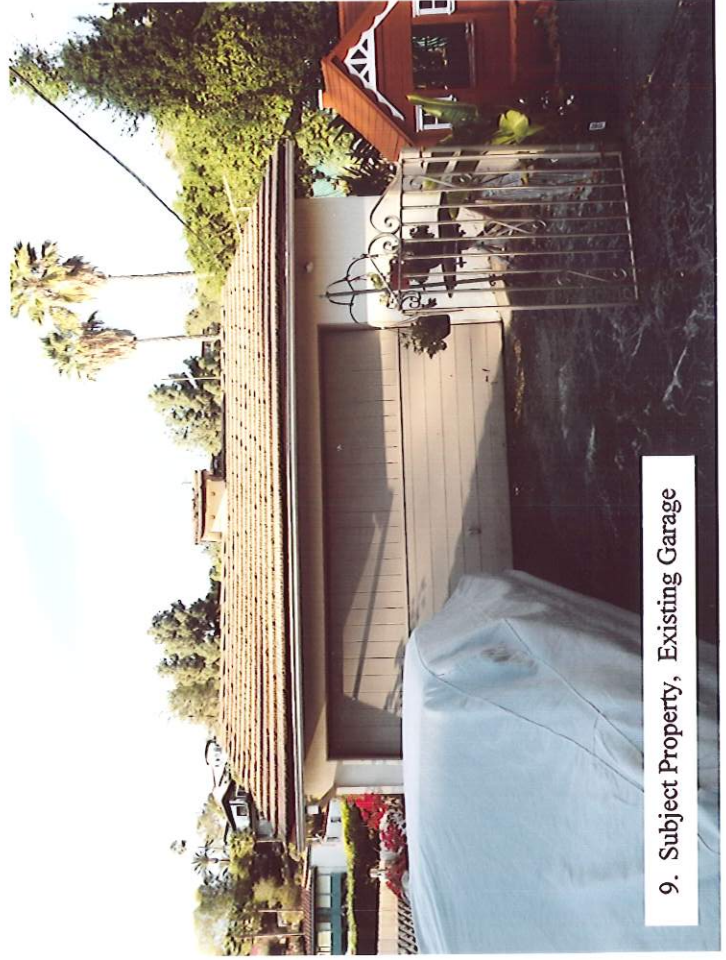




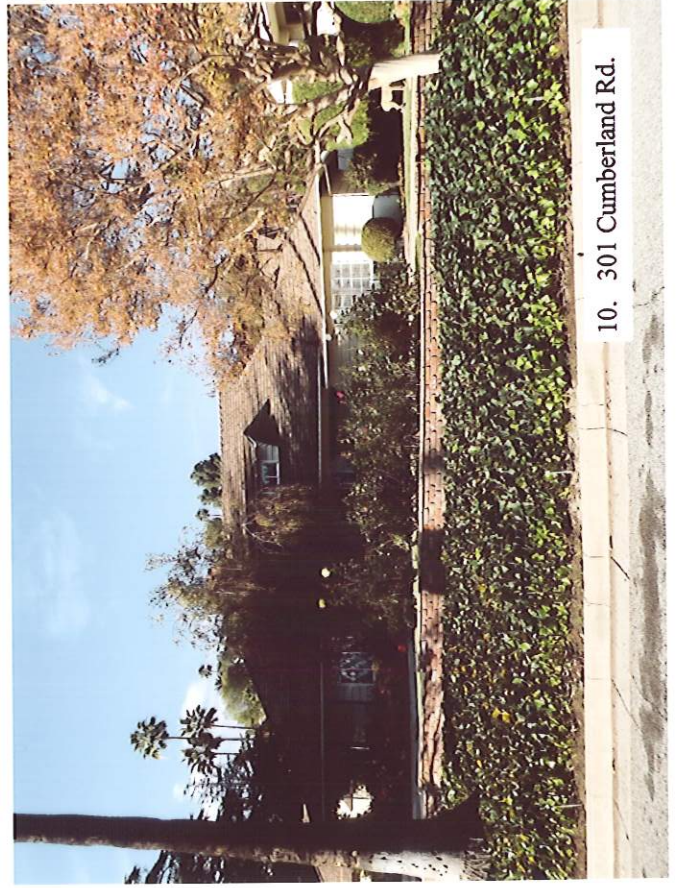
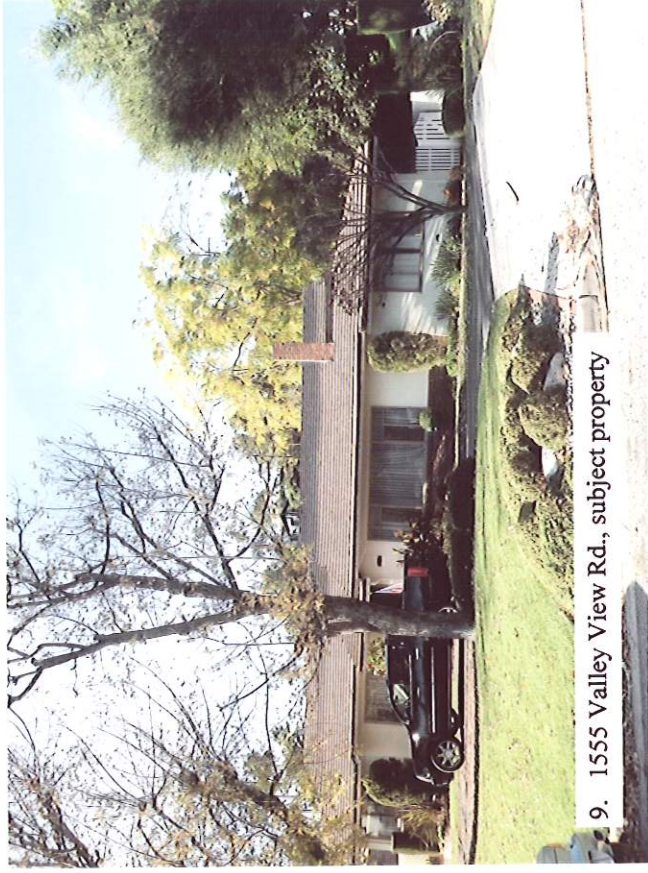
9. Subject Property, Looking toward house from rear of property / existing tennis court

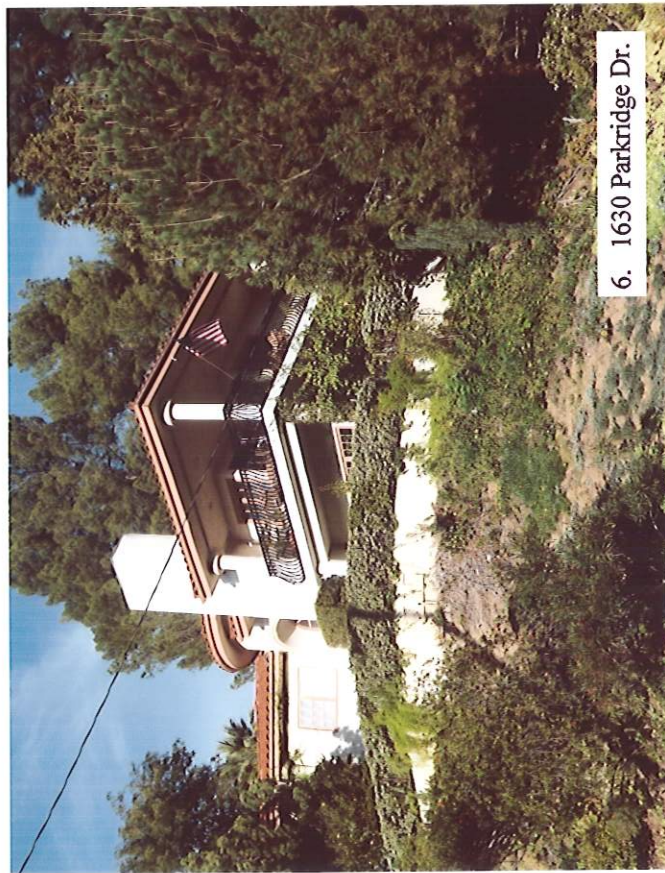
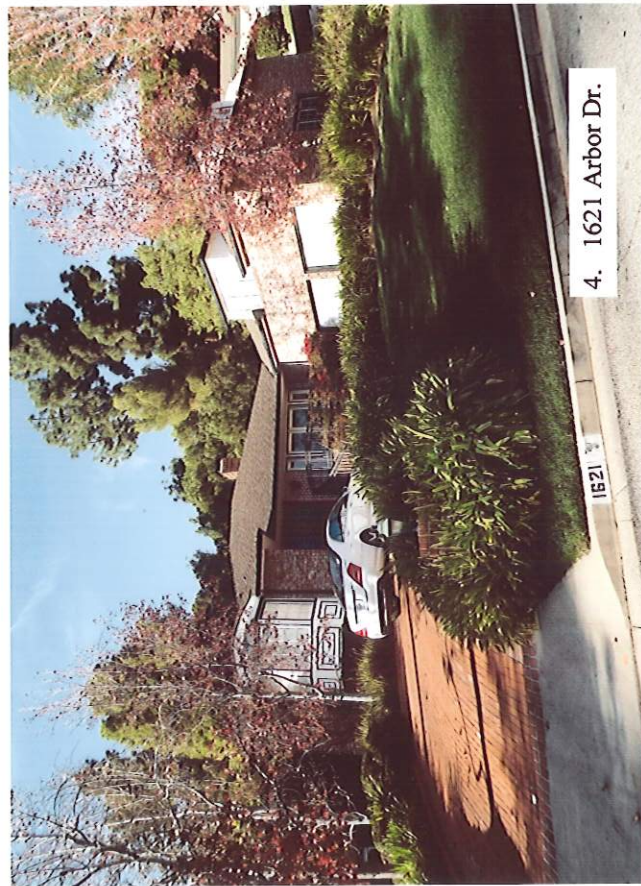


9. Subject Property, Rear of existing house



9. Subject Property, Existing Garage







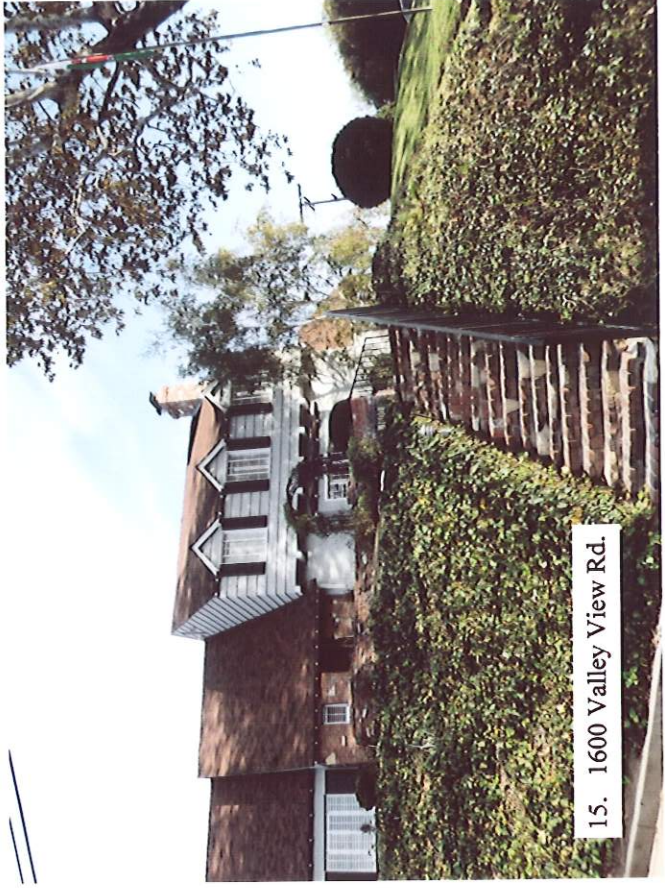
12. 300 Cumberland Rd.



13. 1542 Valley View Rd.



14. 292 Cumberland Rd.



15. 1600 Valley View Rd.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5D1

Other Listings Brockmont Park Historic District – Contributor

Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: 1555 VALLEY VIEW RD

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: Los Angeles

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: Burbank Date: 1966, photorevised 1972, minor revision 1994 T R of of Sec B.M.

c. Address: 1555 Valley View Road

City: Glendale

Zip: 91202

d. UTM: Zone: ; mE/ mN (G.P.S.)

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN:5632-012-002

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

Architectural Style: Ranch

Siding: smooth stucco; brick wainscoting

Roof: side-gabled, composite shingle; staggered configuration

Windows: two large steel fixed picture windows flanked by casement windows with transoms above; steel casement windows at side façade

Primary Entrance: brick recessed entry with single wood door; decorative metal porch roof supports

Chimney: brick at interior

Garage: detached with gabled roof

Other Notable Features: porte cochere supported by decorative metal posts; prominent windows at front façade; semi-circular driveway; brick lamp-post and lamp

Plan: symmetrical

No. Stories: 1

Alterations: reroof (unknown)

Integrity: high due to retention of character-defining features

*P3b. Resource Attributes: (List attributes and codes) HP2. Single-family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo: (View, date, accession #) View to north, 3/27/2012

*P6. Date Constructed/Age and Sources:

☒ Historic ☐ Prehistoric ☐ Both
1954

Los Angeles County Assessor

*P7. Owner and Address:

*P8. Recorded by: (Name, affiliation, and address)

Glendale Community Development Department

Planning Division

633 E Broadway, Room 103

Glendale, CA 91206

*P9. Date Recorded: January 2013

*P10. Survey Type: (Describe)

Historic District Evaluation

*P11. Report Citation:

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

CONTINUATION SHEET



Front and side elevation, view to north, 3/27/2012

2014 FEB 13 PM 2:45

Yepes Residence

1555 Valley View Rd. Glendale, Ca
Design Review Package Stage 1 & 2



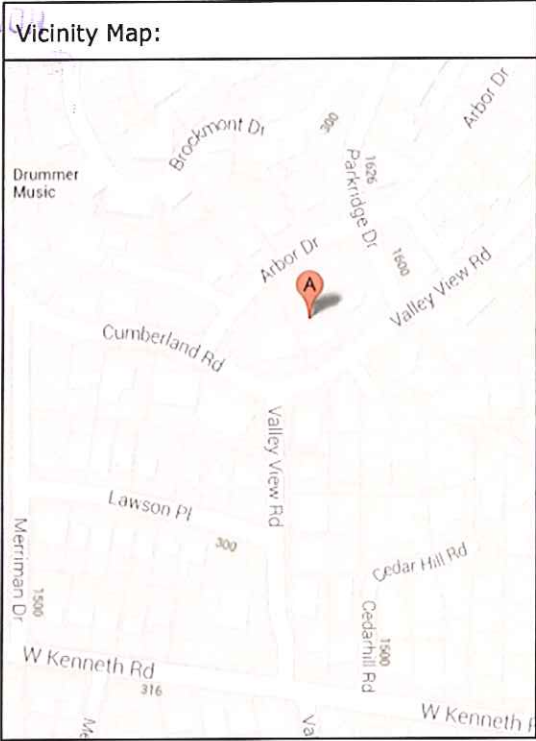
Scope of Work :
Demolition of existing / story home & detached garage, tennis court.
Construction of new 2 story home & detached garage, new landscaping, pool.

Project Data :	
Zone	- RIR- District 2
Lot Size	15,370 Sq.Ft.
Front Setback	15' - (35' Provided)
Interior Setback	10'
Height Limit	32'

Floor Area Ratio :	
40 (First 10,000 s.f.)	4,000 S.F.
10 (Remaining Area)	537 S.F.
Total Allowed	4,537 S.F.
Proposed Floor Area	4,530 S.F.
Ground Floor	2,527 S.F.
2nd Floor	2,000 S.F.

Lot Coverage :	
40% Maximum	6,148 S.F.
Proposed	3,904 S.F.
(Residence & Garage)	

Landscape :	
40% Minimum Required	6,148 S.F.
Proposed	6,644 S.F.
Lot Area -	15,370 S.F. = 100%
Lot Coverage to Lot Area	3,904 / 15,370 = 25%
Floor Area to Lot Area	4,530 / 15,370 = 29%
Landscape to Lot Area	6,644 / 15,370 = 43%
Garage Area	700 S.F.
Floor Area	4,530 S.F.
Building Coverage	3,904 S.F.



Index of Drawings :	
A0.0	Cover Sheet
A0.1	Site Plan
A0.2	Existing / Demo
A1.0	First Floor Plan
A2.0	2nd Floor Plan
A2.1	Roof Plan
A3.0	Exterior Elevations
A3.1	Exterior Elevations
A3.2	Garage Elevations
A4.0	Building Sections
L0.0	Landscape Plan
L2.0	Planting Plan & Legend
M1.0	Materials/ Color Board
P1.0	Perspective
Architectural Guidelines Statement	

arquittaller@earthlink.net
(818) 244-5871

Efrain Olivares, AIA

Architecture
Planning
Interior Design

ArquiTaller Inc.

20132

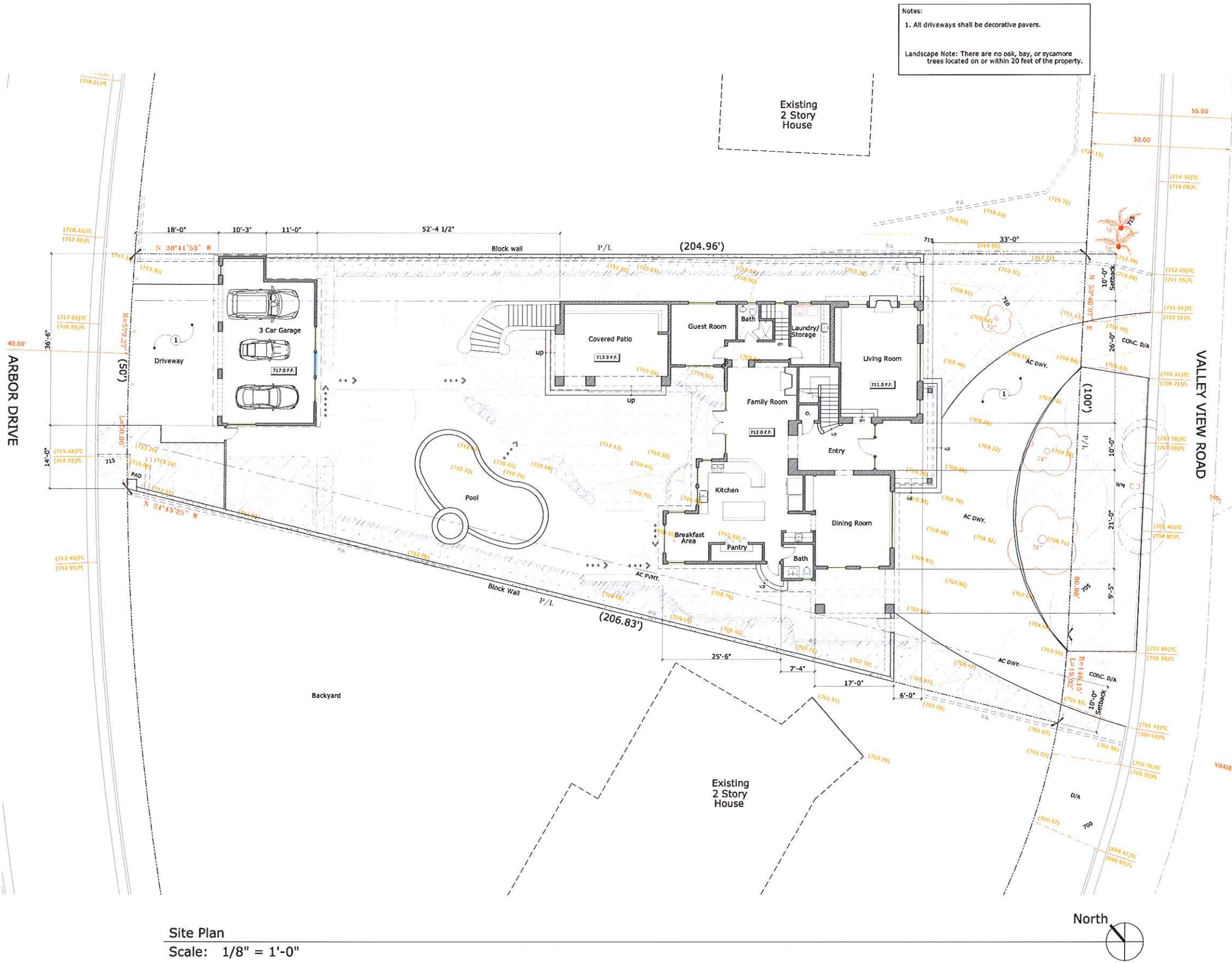
Yepes Residence

1555 Valley View Rd Glendale CA, 91202

Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

Cover Sheet

A0.0



ArquiTaller Inc.

Architecture
Planning
Interior Design

arquitaller@earthlink.net
(818) 244-5871

Efrain Olivares, AIA

Yepes Residence

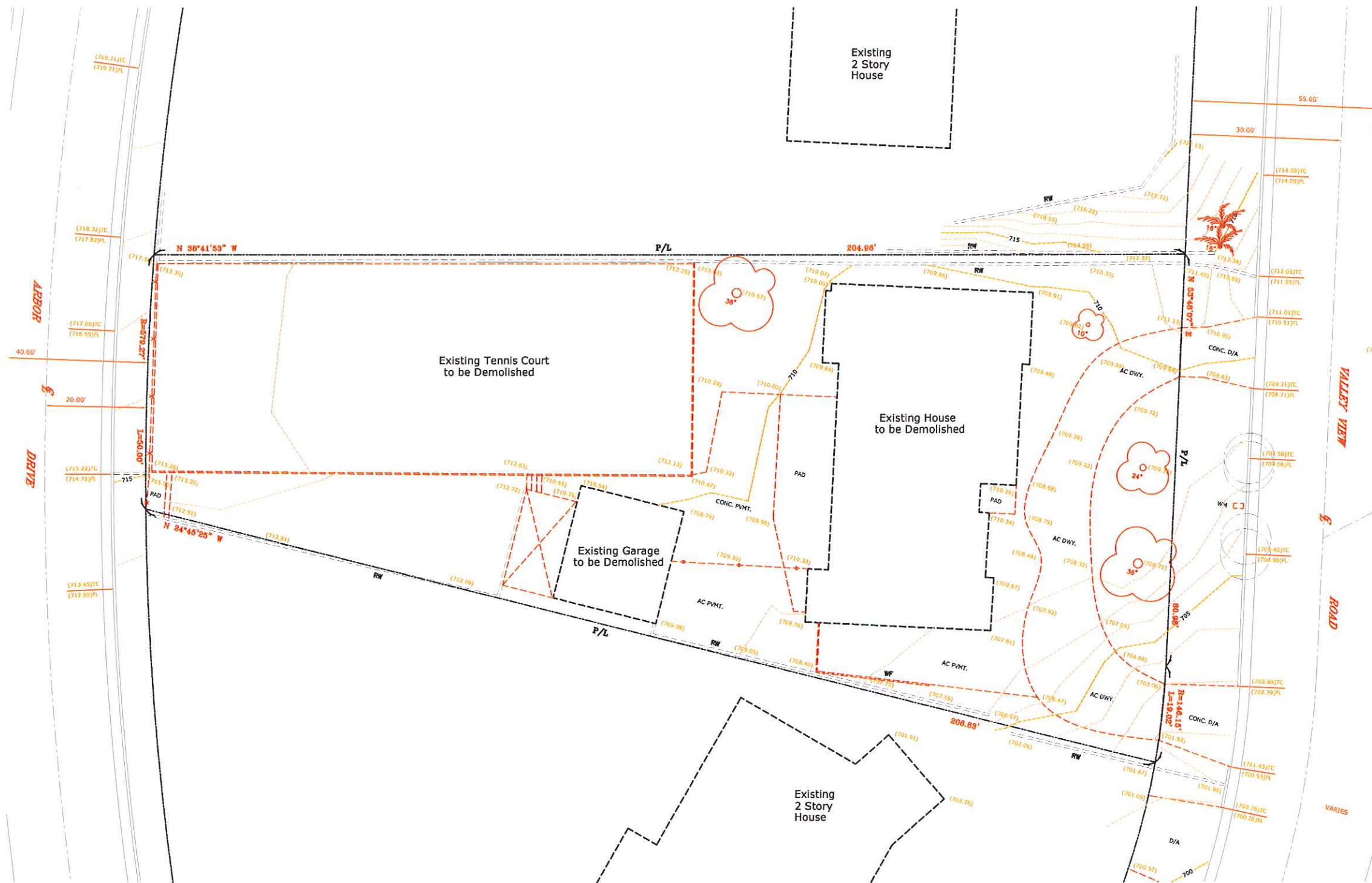
1555 Valley View Rd Glendale CA, 91202

20132

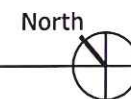
Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

Site Plan

A0.1



Existing Site/ Demo Plan
Scale: 1/8" = 1'-0"



ArquiTaller Inc.

Architecture
Planning
Interior Design

arquitaller@earthlink.net
(818) 244-5871

Efrain Olivares, AIA

Yespe Residence

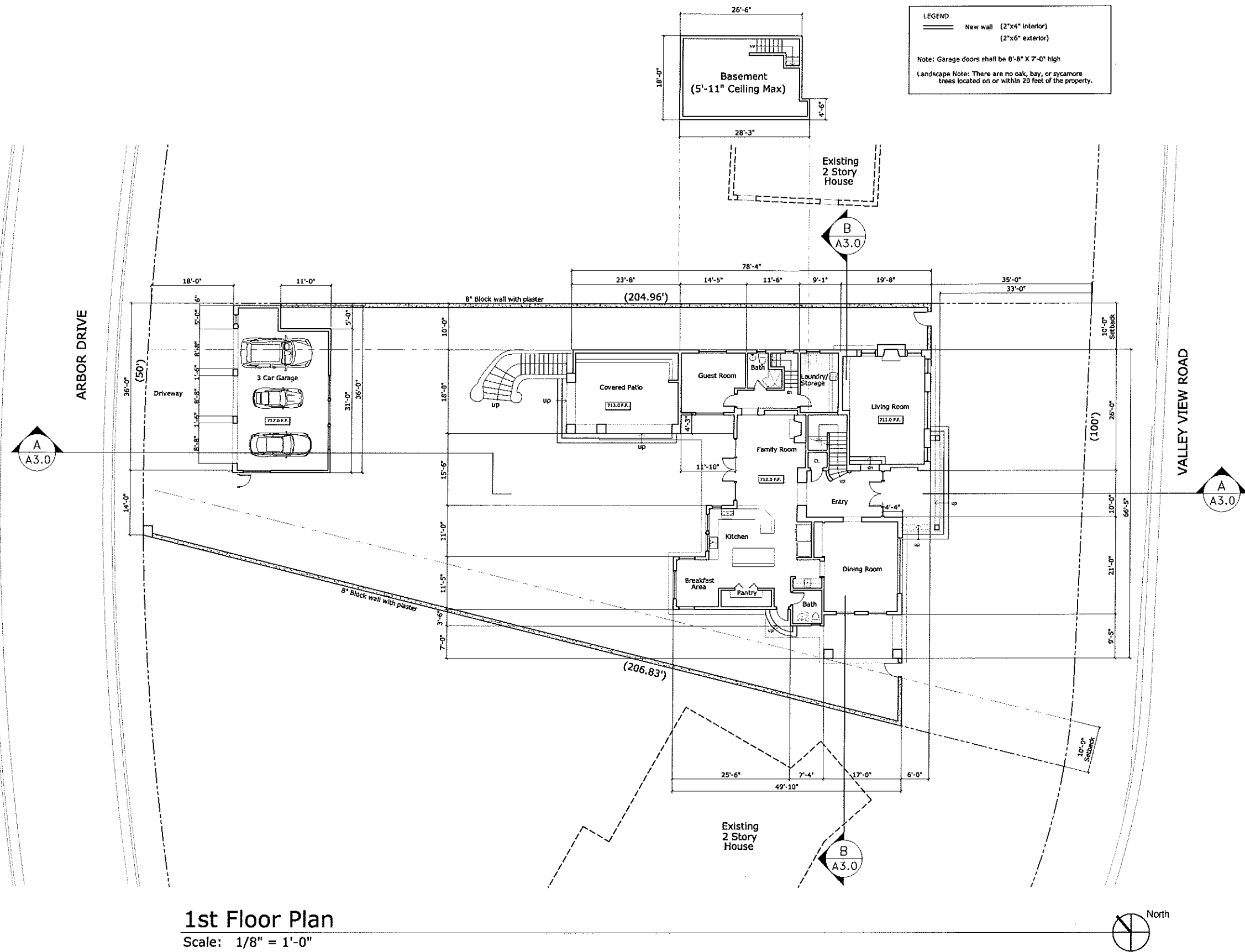
20132

1555 Valley View Rd Glendale CA, 91202

Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

Existing/
Demo Plan

A0.2



1st Floor Plan
Scale: 1/8" = 1'-0"

ArquiTaller Inc.

Architecture
Planning
Interior Design

Efrain Olivares, AIA

arquitalter@earthlink.net
(818) 244-5871

Yespe Residence

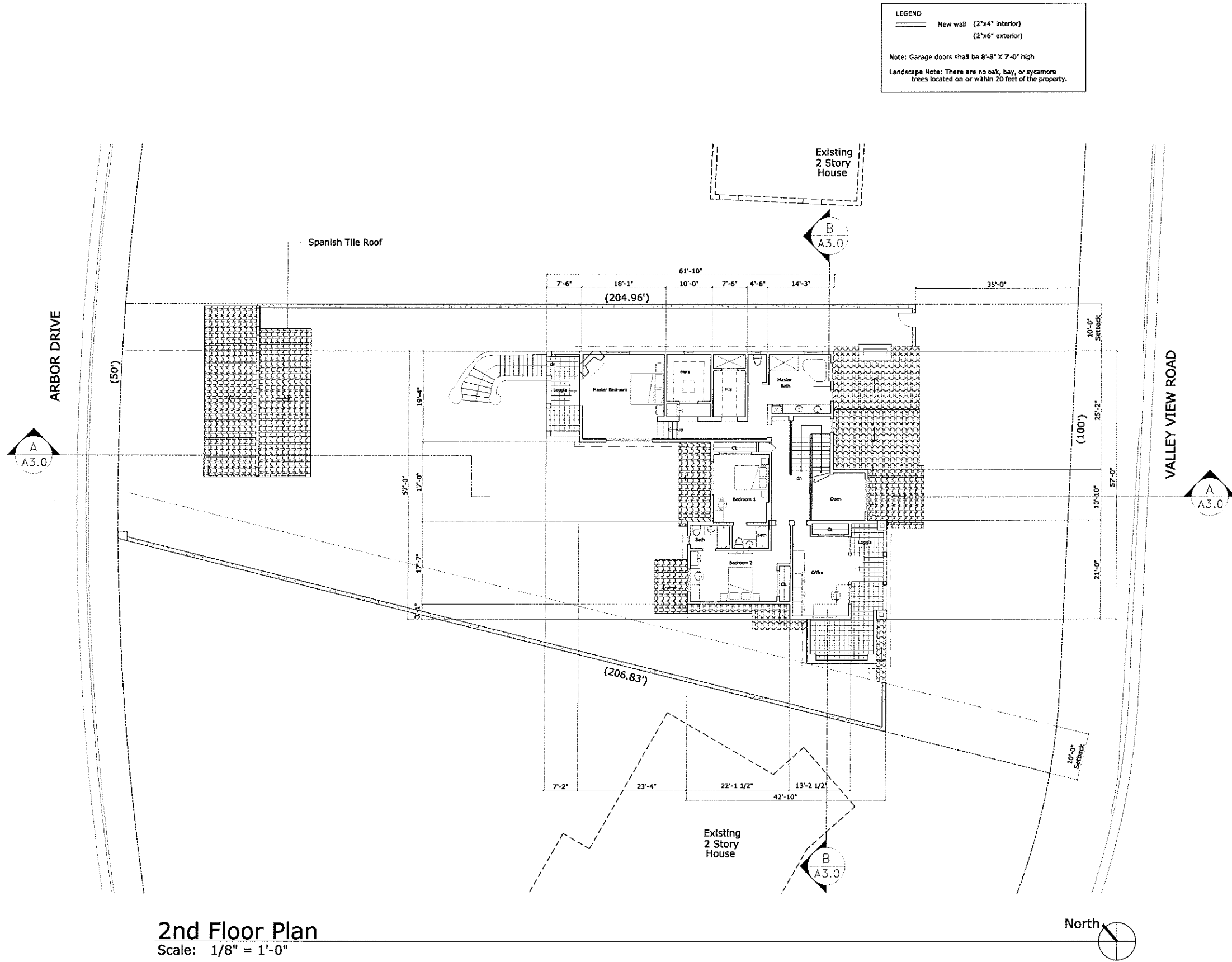
1555 Valley View Rd Glendale CA, 91202

20132

Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

1st Floor
Plan

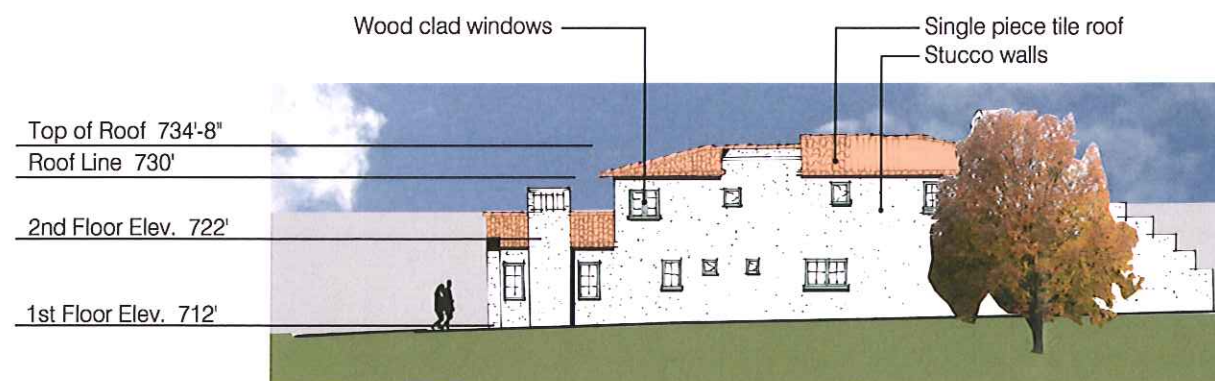
A1.0



ArquiTaller Inc.		Architecture Planning Interior Design	Efrain Olivares, AIA	arquitaller@earthlink.net (818) 244-5871
Yepes Residence		20132		
1555 Valley View Rd Glendale CA, 91202				

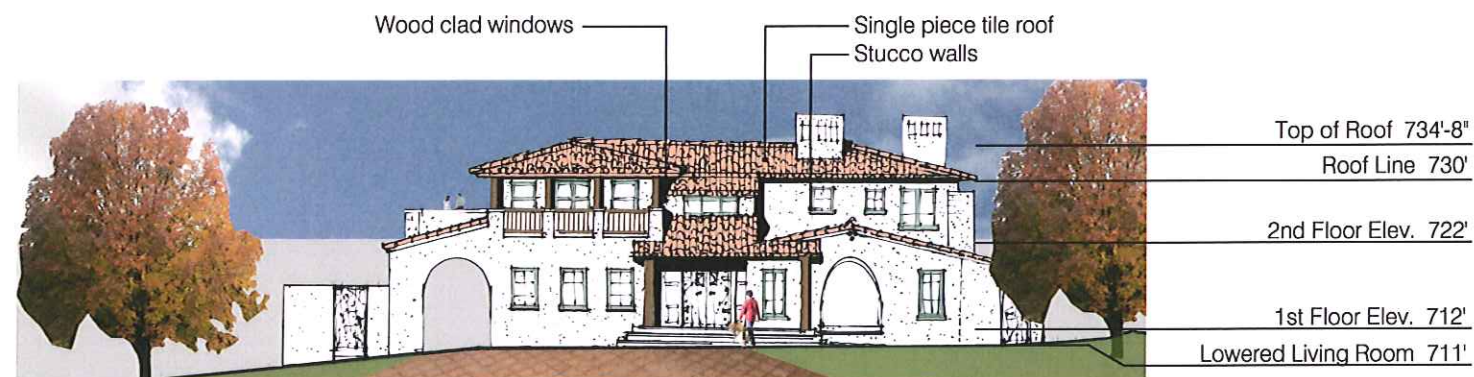
Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

2nd Floor Plan
A2.0



East Elevation

Scale: 1/8" = 1'-0"



South Elevation

Scale: 1/8" = 1'-0"



<p>ArquiTaller Inc.</p>		<p>Architecture Planning Interior Design</p>	<p>Efrain Olivares, AIA</p>	<p>arquittaller@earthlink.net (818) 244-5871</p>
		<p>20132</p>		
<p>Yepes Residence</p>		<p>1555 Valley View Rd Glendale CA, 91202</p>		

Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

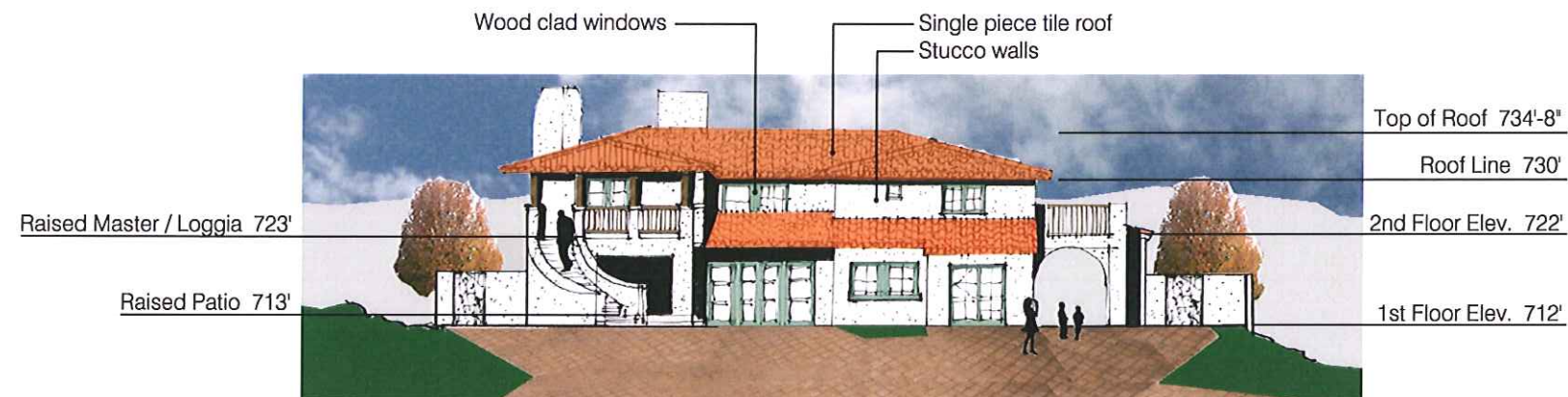
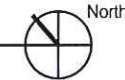
Exterior Elevations

A3.0



West Elevation

Scale: 1/8" = 1'-0"



North Elevation

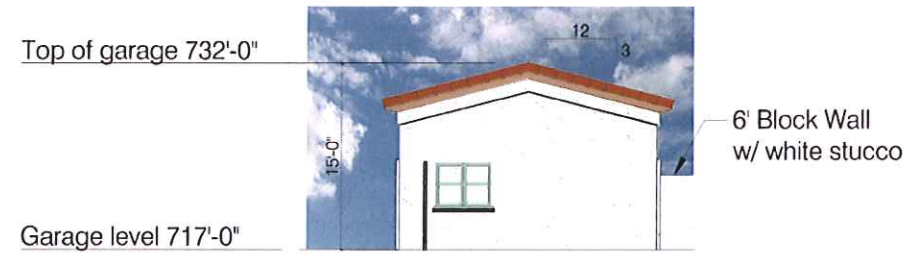
Scale: 1/8" = 1'-0"



ArquiTaller Inc.		Architecture Planning Interior Design	Efrain Olivares, AIA	arquitaller@earthlink.net (818) 244-5871
Yepes Residence		20132		
1555 Valley View Rd Glendale CA, 91202				

Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

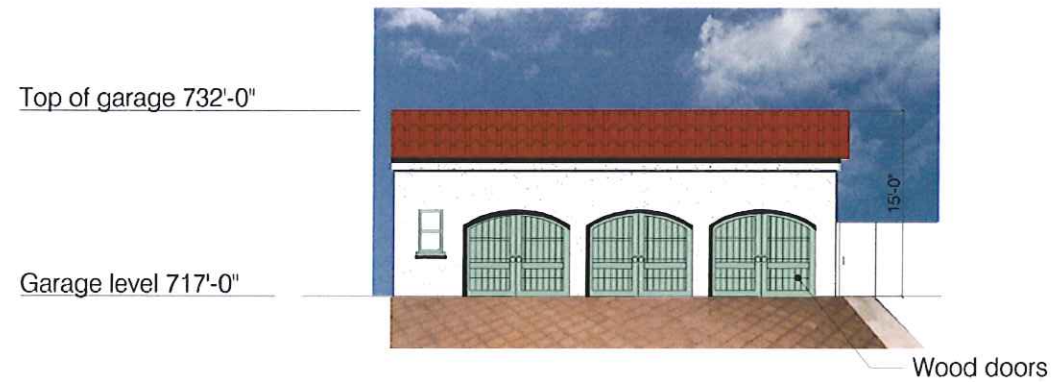
Exterior Elevations
A3.1



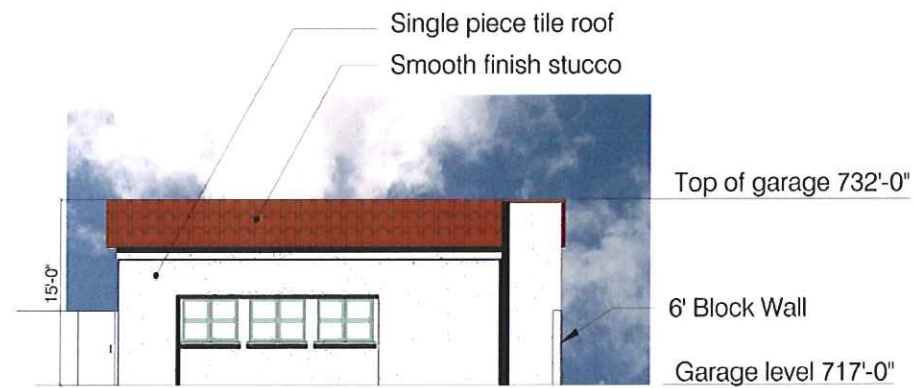
West Elevation
Scale: 1/8" = 1'-0"



East Elevation
Scale: 1/8" = 1'-0"



North Elevation
Scale: 1/8" = 1'-0"



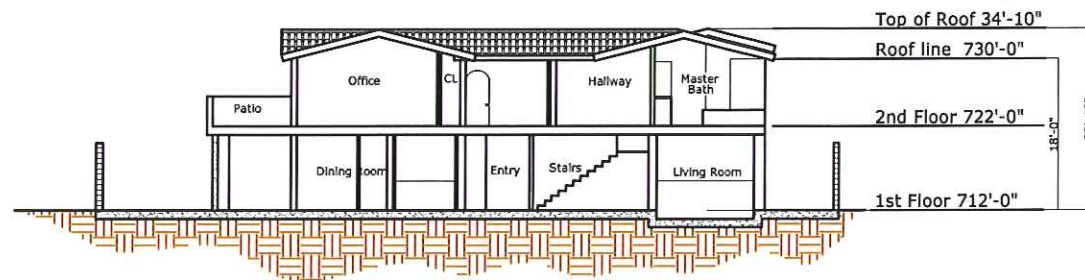
South Elevation
Scale: 1/8" = 1'-0"

ArquiTaller Inc. Architecture Planning Interior Design		arquitaller@earthlink.net (818) 244-5871	
		Efrain Olivares, AIA	
20132		20132	
Yepes Residence 1555 Valley View Rd Glendale CA, 91202		20132	

Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

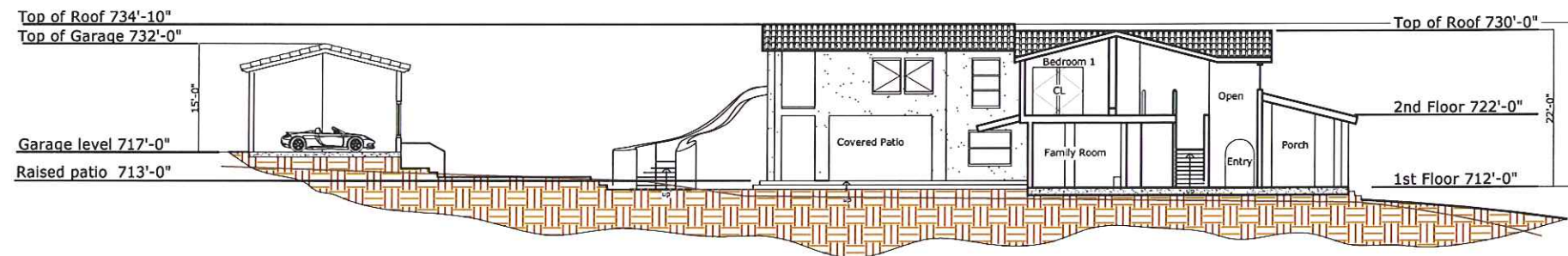
Garage Elevations

A3.2



North Section
Scale: 1/8" = 1'-0"

1



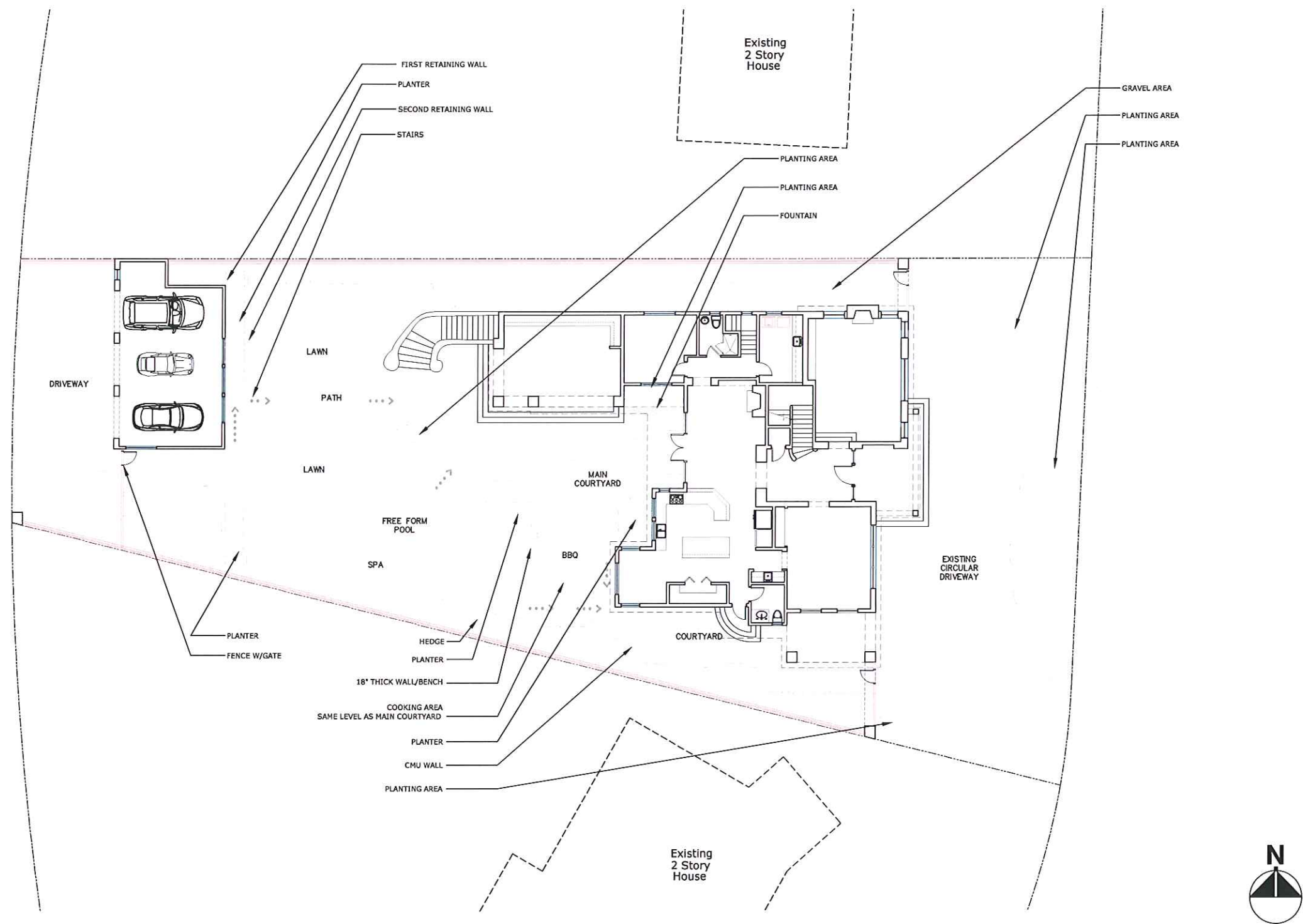
East Section
Scale: 1/8" = 1'-0"

2

ArquiTaller Inc.		Architecture Planning Interior Design	Efrain Olivares, AIA	arquittaller@earthlink.net (818) 244-5871
Yepes Residence		20132		
1555 Valley View Rd Glendale CA, 91202				

Date	Issued for:
12-10-13	DRB
2-11-14	DRB comments

Bldg Sections	
A4.0	



PICTURE THIS LAND
A LANDSCAPE DESIGN AND BUILD FIRM
WWW.PICTURETHISLAND.COM
818 507 8969



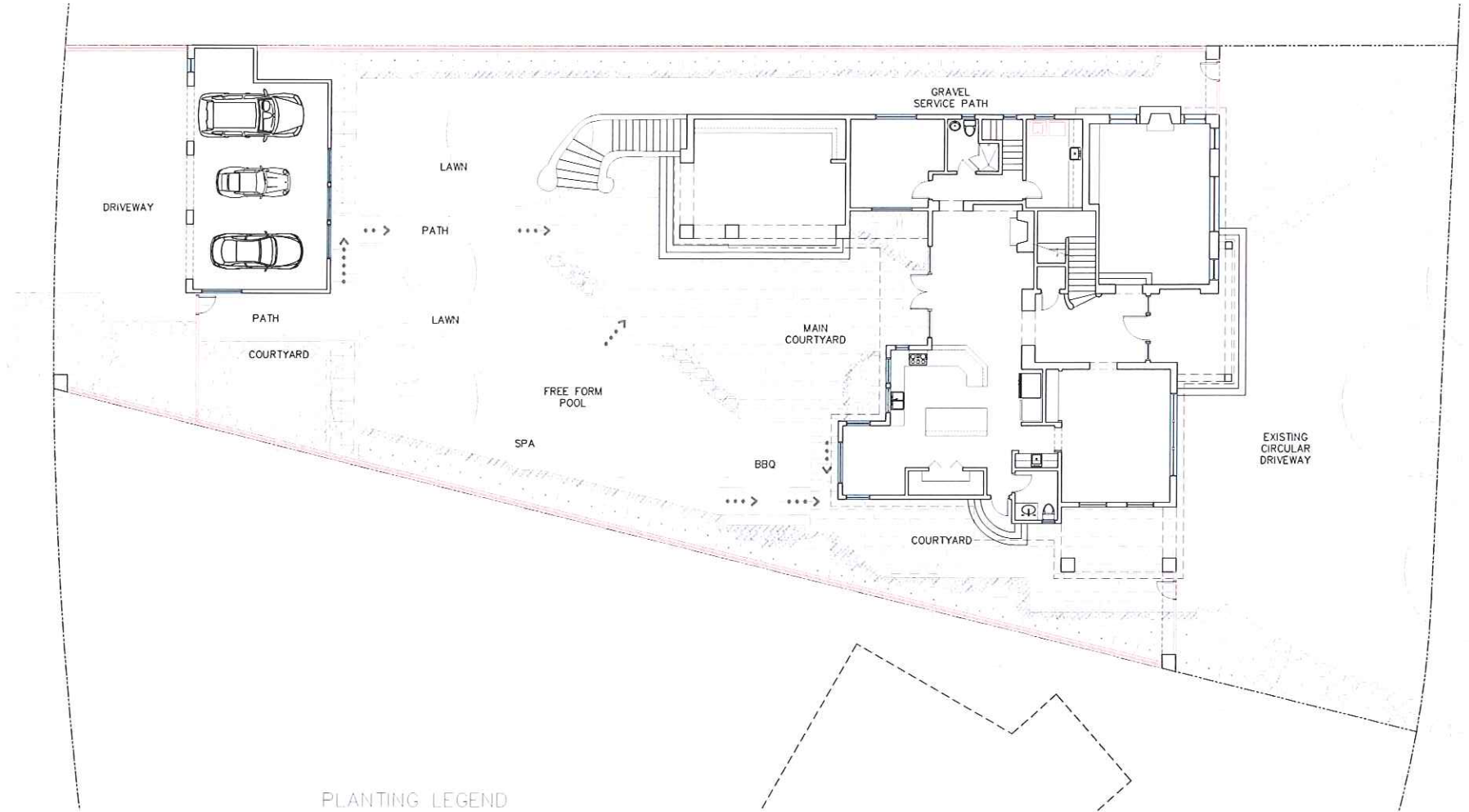
FOR DESIGN REVIEW
BOARD PRESENTATION
ONLY

SITE &
CONCEPT PLAN

YEPES RESIDENCE
1555 VALLEY VIEW RD
GLENDALE CA 91202

DATE: 2009 12 02
SCALE: 1/8" = 1'-0"
DRAWN: G. L.
SHEET
L-0.0
1 OF 5 SHEETS



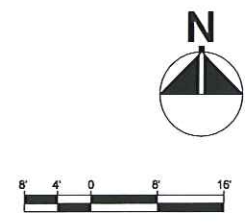


PLANTING LEGEND
TREES AND LARGE SHRUBS

- OLEA EUROPAEA 'SWAN HILLS' 3 24"BOX
- PLATANUS RACEMOSA CALIFORNIA SYCAMORE 3 36"BOX
- PRUNUS CAROLIANA CAROLINA LAUREL CHERRY 64 15 GAL
- PLATANUS RACEMOSA CALIFORNIA SYCAMORE 3 24"BOX
- TABEBUIA IMPETIGINOSA PURPLE TRUMPET TREE 3 24" BOX

SHRUBS AND GROUND COVER

- BUXUS MACROPHYLLIA JAPONICA JAPANESE BOXWOOD 93 5GAL
- CAMELLIA JAPONICA 7 5GAL
- LAVENDULA X INTERMEDIA 'PROVENCE' LAVENDER 27 1GAL
- LIRIOPE GIGANTEA GIANT LILLY TURF 280 1GAL
- NEPETA FAASSENII CATMINT 26 1GAL
- RHAPHIOLEPIS INDICA SPRINGTIME 13 5GAL
- ROSA 'ICEBERG ROSE' 39 5GAL
- ROSA 'HENRI FONDA' 11 5GAL
- LAWN MARATHON #2 SOD 1,431 SQ FT BACKYARD
- LAWN MARATHON #2 SOD 1,397 SQ FT FRONTYARD



PICTURE THIS LAND
A LANDSCAPE DESIGN AND BUILD FIRM
WWW.PICTURETHELAND.COM
818.507.8960



FOR DESIGN REVIEW
BOARD PRESENTATION
ONLY

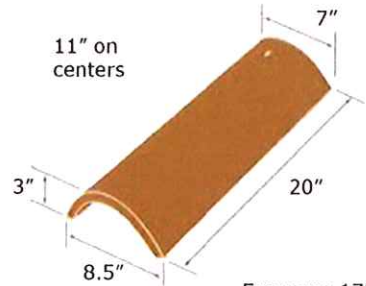
PLANTING PLAN &
PLANTING LEGEND

YEPES RESIDENCE
1555 VALLEY VIEW RD
GLENDALE CA 91202

DATE: 2009 12 02
SCALE: 1/8" = 1'-0"
DRAWN: G. L.
SHEET
L-2.0
4 OF 5 SHEETS



Spanish Roof Tile



Exposure 17" maximum, 3" head lap
Weight 1070 lbs. per square (approx.)
Quantity 154 pcs. per square (approx.)



Mexican Style Paving



Ultimate Casement



Ultimate Casement



Ultimate Awning



Stucco Finishes



Marvin Windows & Doors Gallery
Ultimate Vending Picture Window



Round Top



Double Hung Window



Gliders



Awning

ArquiTaller Inc. **Efrain Olivares, AIA** arquitaller@earthlink.net (818) 244-5871

Architecture
Planning
Interior Design

ArquiTaller Inc.

Date
12-10-13
2-11-14

Issued for:
DRB
DRB comments

Material /
Color board
M1.0

20132
Yepes Residence
1555 Valley View Rd Glendale CA, 91202

A. There are no exceptions that would disqualify the Project from a categorical exemption from CEQA.

CEQA Guidelines Section 15300.2(c) "EXCEPTIONS" does not allow the use of a categorical exemption for a project activity. It states, "(c) *Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*"

Here, there are no unusual circumstances associated with the project site or development that would result in significant environmental effects. It is therefore appropriate to use a categorical exemption if the project qualifies for one.

The proposed project site is located at 1555 Valley View Road and includes the demolition of an existing single family home, two car garage and tennis court and the construction of a new 4,530 square-foot, two-story single-family residence and detached 700 square-foot, three-car garage on a 15,370 square-foot lot in the R1R (Restricted Residential) Historic District Overlay Zone. The project is located on a relatively flat lot in an urban environment with similar and complimentary uses in the immediate project vicinity. The existing and proposed use on the site is a single-family residence. The proposed residence is a permitted use. Furthermore, the project complies with the zoning standards. As indicated in the City's Safety Element, the project site is not within a liquefaction zone, landslide hazard zone, dam inundation zone, fault hazard zone or fire hazard zone.

The project site is located in the Brockmont Park Historic District Overlay Zone ("District"). However, as discussed below, implementation of the project, including demolition of the existing single family home would not result in impacts to the eligibility of the District. Further, Staff has evaluated the existing home to determine if it would individually qualify as an historic resource under the City's criteria for inclusion on the Glendale Register of Historic Places, also discussed below.

B. Demolition of 1555 Valley View qualifies for an exemption under CEQA Guidelines section 15303. "New construction or conversion of small structures."

The project qualifies for a Class 3 exemption under CEQA pursuant to Section 15303 (a). Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) *One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.*

The proposed project site is located in the Brockmont Park Historic District Overlay Zone ("District") that was approved by City Council on April 7, 2014 and took effect on May 8, 2014. As part of the approval process for the overlay zone, a historic resource survey was prepared to identify, document, and evaluate the area for eligibility for designation as a district under the historic district ordinance. The survey determined that the district qualified for designation as a City of Glendale historic district as it meets or exceeds the requirements established by the Historic District Overlay

Zone Ordinance in that 60% or more of the homes qualified as contributors to the proposed district. Based on these findings, the district is considered a historic resource under CEQA.

The district consists of 59 single-family homes located in northwest Glendale. The area is bordered by Merriman Drive to the west, Cumberland Road to the north, Valley View Road to the east, and Kenneth Road to the south.

A reconnaissance-level survey was undertaken that included documentation and description of all 59 properties within the district boundaries. The survey information for each property was recorded on California Department of Parks and Recreation forms (DPR 523).

The period of significance to determine eligibility of the district began in 1910, when the Brockman House was built, and ended in 1955, when the area was almost completely built out. Therefore, the Period of Significance ranges between 1910 and 1955. All contributors were built between these years. Houses built within the period of significance and that retain architectural and historic integrity are considered to be “contributors” to the district. The survey identified 52 of the 59 homes as “contributors” to the district, representing 88% of the properties, exceeding the City’s requirement that at least 60% of properties be contributors by 28%.

Contributing status is determined by two factors:

- 1) The property was built within the Period of Significance; and
- 2) The property maintains enough physical integrity to allow it to continue to convey its historic meaning.

Non-Contributing properties were either built outside the period of significance or, if built during that time, have been altered in a manner that significantly reduces their architectural and historic character, resulting in the loss of its ability to visually tell us about their past and ultimately their contribution to the district.

The field survey analyzed the integrity of each property in the district to determine the level of change over the years, if any. Glendale’s Historic District Design Guidelines only apply to the portions of a property visible from the street, so the field assessment is based only on those areas. Integrity is assessed at three levels:

High

Property has few, if any, alterations and retains all or nearly all character-defining features. Sporadic alterations, such as a non-conspicuous replacement window while all other originals remain may still have high integrity. On larger-scale change – the replacement of wood shake roofs – is now mandated by building code and the installation of appropriate new roofing will not affect the integrity determination.

Moderate

Property is somewhat altered but retains most character-defining features. One or two character-defining features may be altered or lost, but the overall historic form and character of the property remain. Examples would include replacement windows in existing openings that do not match the originals or the application of new stucco cladding with a different texture.

Low

Property is dramatically altered from its original condition by changes to massing or scale, or through alteration or loss of multiple character-defining features.

If a property was built within the Period of Significance and has high or moderate integrity, it is a contributor. If it has low integrity and/or was built outside the Period of Significance, it is a non-contributor.

The subject property located at 1555 Valley View was constructed in 1954 and was determined to be a contributor to the district. This determination was based on the fact that the residence was built within the period of significance from 1910 to 1955 and was assessed with a high level of integrity.

Because the proposed project includes demolition of one of the contributors to the district, staff must review the district to determine if enough contributors will remain for the district to maintain its historical significance. Section 30.25.020 of the Glendale Municipal Code defines a historic district as follows:

“A historic district is a geographically definable area possessing a concentration, linkage or continuity, constituting more than sixty (60) percent of the total, of historic or scenic properties, or thematically-related grouping of properties.”

As indicated above, 52 of the 59 homes in the District are considered contributors to the District which amounts to 88%. The demolition of the home located at 1555 Valley View would result in 51 of the 59 homes being considered as contributors to the District, which amount to 86%; well within the established threshold of 60% or 26% above the minimum threshold necessary for the District to retain its validity. As a result, the demolition of the residence would not impact the District.

C. 1555 Valley View Does not qualify for individual Historic Designation on the Glendale Register:

Glendale Municipal Code section 15.20.050, entitled “Findings for designation of historic resources” requires that, “[u]pon recommendation of the historic preservation commission, city council shall consider and make findings for additions to the Glendale Register of Historic Resources. Planning staff has conducted research into the history of the subject property and the people associated with it, and analyzed the site’s architectural character and potential as a repository of archaeological information. Staff finds that the property does not meet any of the five designation criteria for local listing and, by extension, state or federal listing, as analyzed below.

Per the City’s Historic Preservation Ordinance (GMC 15.20), the designation of any proposed resource in the city as a historic resource shall be granted only if city council first finds that the proposed historic resource meets one (1) or more of the following criteria:

1. *The proposed historic resource is identified with important events in national, state, or city history, or exemplifies significant contributions to the broad cultural, political, economic, social, or historic heritage of the nation, state, or city;*

No significant historic events are known to be associated with the property nor can it be found to exemplify any broader cultural trends. It appears that the property was occupied by families involved in local business and philanthropies. It is possible the home was used by

the Italian Woman's Club, of which Mrs. Maggio was an active member, but newspaper accounts of her association with various social events postdate the Maggio's occupancy from 1954 to 1957.

2. *The proposed historic resource is associated with a person, persons, or groups who significantly contributed to the history of the nation, state, region, or city;*

No persons associated with 1555 Valley View appear to have gained any level of local, state, or national significance. Original owner Paul Maggio was a grocer and his wife Lena was a housewife in records dating to 1954, when they lived on Olmsted Drive. They bought the house on Valley View the same year. Paul apparently was successful enough to purchase a home in upscale Brockmont Park, which is also suggested by Lena's social activity, but no information is known suggesting any level of significance for either Maggio. The same is true of Murlan and Hermione Haugen, who bought the property in 1957, with ownership staying in their family into the mid-1990s. The Haugens were both from North Dakota and came to Glendale sometime in the early 1950s. Mr. Haugen operated Haugen's Prescription Pharmacy on N. Central Avenue, which does not appear to be a business uniquely significant in the city's history.

3. *The proposed historic resource embodies the distinctive and exemplary characteristics of an architectural style, architectural type, period, or method of construction; or represents a notable work of a master designer, builder or architect whose genius influenced his or her profession; or possesses high artistic values;*

A total of thirteen homes in the district are Ranch style, ten of which were classified as contributors in the historic district survey. When compared to the other contributors, staff finds that 1555 Valley View is not one of the best architectural specimens. While it features the low-slung profile and horizontal emphasis typical of the style, its material palette and detailing make it a rather austere example. The front façade is primarily clad with plain stucco and has only a couple of portions featuring a brick wainscot. The windows are set in simple punched openings, without any decorative trim or detailing. The side facades appear to have no decorative cladding or other architectural details. Several better architectural examples of the style are found among the other contributors in the district. These tend to have a richer material palette that provides greater textural and color variety, with features including extensive and varied siding materials, and decorative features such as flower pot shelves, dovescotes, and shaped trim pieces. The porte cochere is also not well-integrated into the design, suggesting an expedience on the part of the designer (if it is an original feature) rather than a careful consideration of adjusting the building mass to the gentle slope of the site. For these reasons, the house is not a distinctive, and certainly not an exemplary, representative of its style or period, and also not the obvious work of a master builder.

4. *The proposed historic resource has yielded, or has the potential to yield, information important to archaeological pre-history or history of the nation, state, region, or city;*

The 1555 Valley View home does not appear to have the potential to yield important information about archaeological pre-history or history of the state, region or the city. The urbanized site, like others in the district and the surrounding area, has undergone previous grading and construction that is not known to have revealed any archeological artifacts or information. The city's Archaeological Resources Management Plan establishes protocols for responding to any potential resources discovered during a project's construction.

5. *The proposed historic resource exemplifies the early heritage of the city.*

This criterion is intended to allow properties associated with the early decades of the city's history, perhaps extending to around 1920, and that may not have enough architectural significance to meet Criterion 3 to still potentially qualify for the Glendale Register. The subject property's post-WWII construction date clearly renders it ineligible under this criterion.

Findings for a Motion denying the Demolition of 1555 Valley View

30.25.060 – Demolition

A. In considering a permit to demolish, the Historic Preservation Commission shall consider the following:

1. The historic or architectural significance of the structure.

Not applicable for the following reason:

The Ranch-style home at 1555 Valley View Road was built in 1954 by Fred Scheperle. Paul and Lena Maggio were the first owners, selling in 1957 to Merlan and Hermione Haugen, whose family retained ownership into the mid-1990s. Research into the lives of the builder and the owners of the property reveals no events or associations for which the property can be found significant.

An analysis of its architecture leads to a similar finding. A total of thirteen homes in the district are Ranch style, ten of which were classified as contributors in the historic district survey. When compared to the other contributors, 1555 Valley View cannot be seen as one of the best architectural specimens. While it features the low-slung profile and horizontal emphasis typical of the style, its material palette and detailing make it a rather austere example. The front façade is primarily clad with plain stucco and has only a couple of portions featuring a brick wainscot. The windows are set in simple punched openings, without any decorative trim or detailing. The side facades appear to have no decorative cladding or other architectural details.

Several better architectural examples of the style are found among the other contributors in the district. These tend to have a richer material palette that provides greater textural and color variety, with features including extensive and varied siding materials, and decorative features such as flower pot shelves, dovecotes, and shaped trim pieces. The porte cochere is also not well-integrated into the design, suggesting an expedience on the part of the designer (if it is an original feature) rather than a careful consideration of adjusting the building mass to the gentle slope of the site.

2. The importance of the structure to the integrity and character of the district.

Though the loss of this contributor will not affect the eligibility of the district, there is nothing so compelling about the replacement project to warrant the loss of a contributor:

The district is comprised of 59 homes. A survey was conducted to determine whether the proposed area meet the minimum eligibility for listing as a district under Title 30 of the Glendale Municipal Code. According to the survey, the district qualified for designation as a City of Glendale historic district since 60% or more of the homes were determined to be contributors to the district. In all, 52 of the 59 homes are contributors which amount to 88%, well above the 60% required threshold under the GMC. The proposed demolition of the

1555 Valley View Road would reduce the number of contributors to 51 homes or 86%.

As mentioned, of the 13 Ranch homes in the district, ten are contributors, including the subject property. Although the home in question exhibits the Ranch style in its simplest form and detailing in comparison to the other Ranch homes, it nonetheless has high integrity. Further, according to the instructions in 30.25.060, "the Historic Preservation Commission in considering an application for demolition of a building shall be guided by balancing the contribution of the particular structure to the character of the district against the special merit of the proposed replacement project ..." . The replacement project meets the guidelines for infill project. However, there is nothing so compelling about its design as to warrant destruction a contributing structure, part of the fabric of the district from its adopted period of significance.

3. *Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state or the nation.*

Not applicable for the following reason:

The building at 1555 Valley View is an intact, if simple, representation of the Ranch style. However, there are 13 Ranch style homes that are within the Brockmont Park Historic District and ten of these homes are determined to be contributors based on their overall design integrity and their construction within the period of significance. Therefore, the building at 1555 Valley View Road is not one of the last remaining examples of its kind in the neighborhood, city, region, state or the nation.

4. *Whether reasonable measures can be taken to save the structure from deterioration.*

Not applicable for the following reason:

The home is well-maintained and in overall good condition. The reason for the proposed demolition is the owner's preference for a Spanish Colonial Revival residence.

5. *The merit of the proposed replacement project in enhancing the character, harmony and economic health of the community.*

The compatible design of the replacement project will not meaningfully enhance the character of the historic district more than the retention of a part of the district's fabric dating to the period of significance:

The Brockmont Park Historic District consists of homes designed in various architectural styles, including Monterey Revival, Spanish Colonial Revival, Mediterranean Revival, Colonial Revival, Tudor Revival, French-Inspired, Minimal Traditional, Ranch, and Modern.

Twenty of 59 homes within the district were designed in the Spanish Colonial Revival style. The proposed Spanish Colonial Revival home will complement the existing historic architecture of this district and the overall character of the district. The proposed residence will be a contemporary interpretation of a

traditional style and will not appear to mimic the historic Spanish Colonial Revival homes in the district.

The site planning of the new residence will be consistent with homes within the district by respecting the established setback distance and orientation on the lot. The project's sensitivity ensures that the new home will not disrupt the predominant rhythm of the street. The massing and scale also appear appropriate to the district and successfully addressed by creating smaller building modules and short wall planes. The building's overall height and two-story volume are also consistent with the existing rhythm of the historic district. The adjoining homes are also two stories.

Nonetheless, as pleasing as proposed new structure is, there is nothing so compelling about its characteristics to merit destruction of part of the fabric of the historic district from the adopted period of significance.

6. *The opportunity to incorporate the existing buildings and structures in a replacement project that includes proposed new uses.*

Not applicable for the following reason:

The opportunity to incorporate the existing building into the new building does not exist, since the applicant is requesting to demolish the existing Ranch home and construct a new Spanish Colonial Revival style home. These are two distinct architectural styles. Further, it is generally more difficult to incorporate new construction into the simple, linear Ranch style than for other historic style, while remaining true to the original aesthetic.

If the Commission finds that allowing the demolition of the contributing structure to construct a new house is not in keeping with the goals of the Historic District Overlay Zone Ordinance, **staff recommends Denial of the project without taking action on the proposed design based on findings 2 and 5 above.**

Findings for a Motion Approving the Demolition of 1555 Valley View

30.25.060 – Demolition

A. In considering a permit to demolish, the Historic Preservation Commission shall consider the following:

1. *The historic or architectural significance of the structure.*

The property does not have historic or architectural significance:

The Ranch-style home at 1555 Valley View Road was built in 1954 by Fred Scheperle. Paul and Lena Maggio were the first owners, selling in 1957 to Merlan and Hermione Haugen, whose family retained ownership into the mid-1990s. Research into the lives of the builder and the owners of the property reveals no events or associations for which the property can be found significant.

An analysis of its architecture leads to a similar finding. A total of thirteen homes in the district are Ranch style, ten of which were classified as contributors in the historic district survey. When compared to the other contributors, 1555 Valley View cannot be seen as one of the best architectural specimens. While it features the low-slung profile and horizontal emphasis typical of the style, its material palette and detailing make it a rather austere example. The front façade is primarily clad with plain stucco and has only a couple of portions featuring a brick wainscot. The windows are set in simple punched openings, without any decorative trim or detailing. The side facades appear to have no decorative cladding or other architectural details.

Several better architectural examples of the style are found among the other contributors in the district. These tend to have a richer material palette that provides greater textural and color variety, with features including extensive and varied siding materials, and decorative features such as flower pot shelves, dove-cotes, and shaped trim pieces. The porte cochere is also not well-integrated into the design, suggesting an expedience on the part of the designer (if it is an original feature) rather than a careful consideration of adjusting the building mass to the gentle slope of the site.

2. *The importance of the structure to the integrity and character of the district.*

The structure is not critical to the integrity or character of the historic district:

The district is comprised of 59 homes. A survey was conducted to determine whether the proposed area meets the minimum eligibility requirements for listing as a district under Title 30 of the Glendale Municipal Code. The district qualified for designation as a City of Glendale historic district since 60% or more of the homes were determined to be contributors to the district. In all, 52 of the 59 homes are contributors which amount to 88%, well above the 60% required threshold under the GMC. The proposed demolition of the

1555 Valley View Road would reduce the number of contributors to 51 homes or 86%.

As mentioned, of the 13 Ranch homes in the district, ten are contributors, including the subject property. Among the contributing Ranch homes, the home in question exhibits the Ranch style in its simplest form and detailing.

Moreover, the most compelling and important aspects of the district's history are its subdivision of the Brockman estate and the uniqueness of the private park contained in historic advertising. It is true that other aspects of history are noted in the survey, such as it being "an intact representative of Glendale's early automobile suburbs and the role car ownership played in the city's development," but that is true of a great portion of the city.

Some of the houses were constructed only after the late subdivision of land, as late as the 1950's. Although they occurred in the period of significance, the actions of subdivision and construction on the lots on what had been the south gardens of the Brockman Estate almost certainly changed an important aesthetic dimension of the development, making the Brockman House and its clock tower difficult to see. The property in question at 1555 Valley View Drive is on the site of the former community park and can be seen as associated with the demise of that unique feature.

3. *Whether the building is one of the last remaining examples of its kind in the neighborhood, the city, the region, the state or the nation.*

The structure is not one of the last remaining examples of its kind:

There are 13 Ranch style homes that are within the Brockmont Park Historic District and ten of these homes are determined to be contributors based on their overall design integrity and their construction within the period of significance. Therefore, the building at 555 Valley View Road is not one of the last remaining examples of its kind in the neighborhood, city, region, state or the nation.

4. *Whether reasonable measures can be taken to save the structure from deterioration.*

Not applicable for the following reason:

The home is well-maintained and in overall good condition. The reason for the proposed demolition is the owner's preference for a Spanish Colonial Revival residence.

5. *The merit of the proposed replacement project in enhancing the character, harmony and economic health of the community.*

The proposed replacement will enhance the character of the historic district:

The Brockmont Park Historic District consists of homes designed in various architectural styles, including Monterey Revival, Spanish Colonial Revival, Mediterranean Revival, Colonial Revival, Tudor Revival, French-Inspired, Minimal Traditional, Ranch, and Modern.

Twenty of 59 homes within the district were designed in the Spanish Colonial Revival style. The proposed Spanish Colonial Revival home will complement the existing historic architecture of this district and the overall character of the district. The proposed residence will be a contemporary interpretation of a traditional style and will not appear to mimic the historic Spanish Colonial Revival homes in the district.

The site planning of the new residence will be consistent with homes within the district by respecting the established setback distance and orientation on the lot. The project's sensitivity ensures that the new home will not disrupt the predominant rhythm of the street. The massing and scale also appear appropriate to the district and successfully addressed by creating smaller building modules and short wall planes. The building's overall height and two-story volume are also consistent with the existing rhythm of the historic district.

6. *The opportunity to incorporate the existing buildings and structures in a replacement project that includes proposed new uses.*

Not applicable for the following reason:

The opportunity to incorporate the existing building into the new building does not exist, since the applicant is requesting to demolish the existing Ranch home and construct a new Spanish Colonial Revival style home. These are two distinct architectural styles. Even if the existing structure were incorporated into the new project, the extent of the physical and stylistic change necessary to meet the owners' goals would still render the house as a non-contributor.

If the Commission finds that the proposal can be supported under the Historic District Ordinance's clear anticipation of, and provision for, the potential demolition of contributing structures, staff recommends Approval with Conditions based on Findings 1, 2, 3, and 5, provided the following conditions are met:

Conditions:

1. All windows should be a combination of fixed, single/double hung, awning, or casement. The proposed sliding windows should not be used given the architectural style of the building.
2. All windows should be installed recessed from the face of the wall.
3. All windows should have wood sills and trim, as proposed.
4. All windows should have simulated divided lights.
5. Reduce the size or eliminate the master bedroom window at the east façade to enhance privacy.
6. A shaped chimney with similar decorative top/flue should be incorporated into the overall design.

7. Roofing shall be two-piece clay barrel tile rather than the single-piece tile proposed.
8. A decorative driveway shall be incorporated, as required by Code.
9. Rooftop equipment is prohibited in the single-family zone and shall be eliminated and allow the tile roof to extend across the east façade.
10. Reduce the height and scale of the carport to better reflect overall façade proportions and lessen its visual prominence. Consider a lower hipped roof as part of redesign.
11. Eliminate roof deck above carport to enhance privacy of adjacent neighbor.
12. Correct west elevation drawing on Sheet A3.0 to reflect sloping curve of stairway cheek wall.
13. Delete or reduce the size of master bedroom window next to fireplace to enhance privacy of adjacent neighbor.
14. Garden wall and gate to carport to be no taller than 6 feet high.
15. Lower the height of the garage to be proportional to the height of proposed openings.
16. Eliminate the projection at the rear of the garage or relocate the structure on the site to allow for a rectangular footprint or otherwise create a more regular roof form.

Duong, Rathar

From: Sean Bersell [sean.bersell@glendalehistorical.org]
Sent: Thursday, May 08, 2014 12:01 PM
To: Palmer, Judy; Malekian, Alen; Mardian, Vrej; Sarkissian, Ryan; Simonian, Armond
Cc: LVartanian@ci.glendale.ca.us; VGharpetian@ci.glendale.ca.us; Morgan, Michael; Shier, Desiree; Vidor, Arlene; Haghani, Hassan; Foy, Tim; Loomis, Alan; Duong, Rathar; Platt, Jay; greg.grammer@glendalehistorical.org
Subject: The Glendale Historical Society Letter on 1555 Valley View Road
Attachments: TGHS Letter to DRB_1555 Valley View_05082014.pdf
Chairwoman Palmer and Members of the DRB,

The Glendale Historical Society strongly objects to consideration of 1555 Valley View Road by the Design Review Board and respectfully requests that the matter be assigned to the Historic Preservation Commission, where it legally belongs. We also believe that the proposed project should be fully considered for historical resource impacts under the California Environmental Quality Act.

The attached letter outlines our views in more detail.

We understand that 1555 Valley View Road has been pulled from today's agenda. We hope that this will lead to a re-evaluation of this case and its reassignment to the Historic Preservation Commission for proper evaluation pursuant to CEQA.

Thank you.

Sean Bersell
Executive Director
The Glendale Historical Society
Sean.Bersell@GlendaleHistorical.org
818-531-4362



May 8, 2014

Judy Palmer, Chairperson
City of Glendale Design Review Board
c/o Community Development Department
633 E. Broadway, Rm. 103
Glendale, CA 91206

Dear Madam Chairperson,

The Glendale Historical Society (TGHS) strongly objects to consideration of DRB Case No. PDR1329306 (1555 Valley View Road) by the Design Review Board (DRB) and respectfully requests that the matter be assigned to the Historic Preservation Commission (HPC), where it legally belongs. We further assert that the proposed project should be fully considered for historical resource impacts under the California Environmental Quality Act (CEQA).

In considering projects involving potential historic resources, agencies must consider whether the resource is historically significant. The property that is the subject of this case is located within the boundaries of the recently approved Brockmont Park Historic District Overlay Zone (adopted by City Council on April 8, 2014) and has been determined to be a "contributor" to the district, according to the Brockmont Park Historic Resources Survey, dated January 2013 and approved by the HPC on May 29, 2013. The application for the proposed project was deemed complete by the City on February 24, 2014. Clearly, the City was well aware when the application was made that the subject property had been identified as a historical resource as defined in CEQA.

The subject project is not categorically exempt from CEQA, as is claimed in the staff report (without substantiating evidence). Regardless of whether the Brockmont Park Historic District Overlay Zone is officially designated or was in force at the time the application was submitted, the City is obligated under CEQA to treat it as a "historical resource," as it was determined to be historically significant in the Brockmont Park Historic Resources Survey.

Historical resources are defined in California Public Resources Code, Section 21084.1. as resources:

listed in, or determined to be eligible for listing in, the California Register of Historical Resources. *Historical resources included in a local register of historical resources*, as defined in subdivision (k) of Section 5020.1, or deemed significant pursuant to criteria set forth in subdivision (g) of Section 5024.1, *are presumed to be historically or culturally significant for purposes of this section, unless the preponderance of the evidence demonstrates that the resource is not historically or culturally significant.* (Emphasis added.)

Section 5020.1(k) defines a "local register of historic resources" as a "list of properties officially designated or *recognized as historically significant by a local government pursuant to a local ordinance or resolution.*" Since the subject property was recognized as a contributor in the ordinance establishing the Brockmont Park Historic District Overlay Zone, it is presumed to be historically significant. *See League for Protection of Oakland's etc. Historic Resources v. City of Oakland*, 52 Cal. App. 4th 896, 60 Cal. Rptr. 2d 821 (Cal. App. 1st Dist. 1997) (though not officially designated on the city's register, property deemed "historically significant," as the city's own internal documentation had recognized it as such).

Alternatively, because the subject property was identified in a local survey, *and* meets the criteria specified in California PRC Section 5024.1, it is presumed to have historic significance.

To our knowledge, no evidence has been presented to demonstrate that the subject property is not historically significant. It is identified as a contributor in a City-prepared historic survey. Therefore, the subject property must be treated as a historic resource. The proper venue for consideration of an application regarding a historic resource is the HPC, not the DRB (Glendale Municipal Code, Title 2, Chapter 2.76.100 "Powers and Duties").

It is worth noting that the HPC has authority to exercise design review even without the Historic District Overlay Zone being in place. Glendale Municipal Code section 30.25.040 states:

The Historic Preservation Commission and the Director of Planning, as applicable, shall have design review authority within all historic district overlay zones *and may additionally review design plans and applications outside of historic district overlay zones as needed*, and shall review and either approve, approve with conditions, or deny all proposals under the authority granted by Chapter 30.47. (Emphasis added.)

Even if there had been no determination of historical significance, the City has discretion under CEQA to treat the subject property as historically significant upon a determination based on substantial evidence. Given the identification of the subject property as a contributing property in the Brockmont Park Historic Resources Survey, there is substantial evidence to make such a determination. We strongly recommend that City Attorney review *Valley Advocates v. City of Fresno*, 160 Cal. App. 4th 1039 (Cal. App. 5th Dist. 2008), *before* the DRB considers or makes decisions regarding the subject property. In that case, the city erroneously determined a potentially historically significant property was categorically exempt from CEQA review and improperly failed to perform an analysis whether to utilize its discretionary authority.

The largest problem at hand is that the proposed project triggers CEQA review. As a project that would cause a substantial change in the significance of a historical resource, it is interpreted under CEQA as "a project that may have a significant effect on the environment." The Public Resources Code establishes thresholds for determining whether the impacts of a project on a historic property will be significant and adverse. By definition, substantial adverse change means, "*demolition, destruction, relocation, or alterations,*" such that the significance of a historical resource would be impaired (emphasis added). If the subject property historic district contributor were demolished, its significance would undoubtedly be impaired. Demolition of a

historical resource should not be approved in Glendale without appropriate environmental review.

Finally, we note that Glendale has been a Certified Local Government (CLG) since 1988. The CLG Program is a partnership among local governments, the State of California Office of Historic Preservation, and the National Park Service, which is responsible for administering the National Historic Preservation Program. The CLG program encourages the direct participation of local governments in the identification, evaluation, registration, and preservation of historic properties within their jurisdictions and promotes the integration of local preservation interests and concerns into local planning and decision-making processes. The CLG program also provides grants to participating local governments. (Glendale recently received \$24,000 through the program to prepare a historic context for the southern portion of Glendale, which will be included in the South Glendale Community Plan.)

As a CLG, Glendale is required to enforce appropriate state and local laws and regulations for the designation and protection of historic properties.

Based on the foregoing, DRB Case No. PDR1329306 is subject to the City's historic district ordinance and Historic District Design Guidelines and should have been referred to the HPC. It is, therefore, imperative that the DRB not consider the case and that it be assigned instead to the HPC for consideration. If the case is not assigned to the HPC, as is legally required, the City will be violating its own ordinances as well as CEQA, failing to fulfill its obligations as a Certified Local Government, and leaving itself vulnerable to appeals and legal challenges up to and including litigation.

Thank you for your consideration and the opportunity to present this information.

Sincerely,


Sean Devlin Bersell
Executive Director

Cc: Members, Design Review Board, City of Glendale
Members, Historic Preservation Commission, City of Glendale
Hassan Haghani, Director of Community Development, City of Glendale
Tim Foy, Assistant Director of Planning, City of Glendale
Alan Loomis, Principal Urban Designer, City of Glendale
Rathar Duong, Planner, City of Glendale
Jay Platt, Planner, Historic Preservation & Urban Design, City of Glendale

Duong, Rathar

From: Bonnie Strand [nelsdotter@sbcglobal.net]
Sent: Tuesday, May 20, 2014 9:58 AM
To: Palmer, Judy; Malekian, Alen; Mardian, Vrej; Sarkissian, Ryan; Duong, Rathar; Platt, Jay; Simonian, Armond
Cc: Glendale Historical Society
Subject: 1555 Valley View Road, Brockmont Historic District

I am writing to let you know I strongly oppose the demolition of the 1555 Valley View Road property, and I urge you to vote NO on the proposed project. Glendale is too quick to demolish historically significant buildings in the City.

Bonnie Strand
1110 N. Kenilworth Ave.
Glendale, CA 91201

Sent from my iPhone

Duong, Rathar

From: Carolyn West [mjpcomacho@yahoo.com]
Sent: Tuesday, May 20, 2014 3:14 PM
To: Palmer, Judy; Malekian, Alen; Mardian, Vrej; Sarkissian, Ryan; Simonian, Armond; Duong, Rathar; Platt, Jay; info@glendalehistorical.org
Subject: 1555 Valley View Road

I oppose demolition of the residence at 1555 Valley View Road or any remodeling that would forever change the character and features of the residence. This residence is located in the Brockmont Park Historic District and its presence is integral to the historic district. Interruption / removal of components attacks the basic fabric of the district as a whole.

I have been active in advocating historic preservation since 1963 and am not about to stop now. The city of Glendale officials need to stop taking away / chipping away at the city's history and historic fabric. Far too many buildings have been demolished .

Vote NO on the proposed project. Meeting scheduled for 5 PM May 22nd.

PS. Added note. My travels to other cities and participation in tours has shown me that there is a great deal of money to be made by communities that have in tact historic districts that can be shown off on tours. People come from all over the United States and even foreign countries to participate in these tours. They stay in the hotels and eat in the restaurants. They go to the theaters and etc. When an historic district is "messed up" with gaps and lack of continuity, the appeal diminishes dramatically. Even the property values of the remaining historic homes suffer as a result of the assault on the neighborhood.

The preceding opinions are intended for the person to whom addressed only.

This email is not for resending, duplication, printing, or related.

*Sent by: Carolyn West, Member Glendale Rancho
Neighborhood Association*

Duong, Rathar

From: From: Richard A. Lieboff [richgene10@aol.com]
Sent: Tuesday, May 06, 2014 1:35 PM
To: Herman, Daniel; Malekian, Alen; Mardian, Vrej; Simonian, Armond; Sarkissian, Ryan
Cc: Platt, Jay; Duong, Rathar
Subject: Design Review Board Hearing - 1555 Valley View Road

Good Afternoon Design Review Board Members,

I am Richard Lieboff and reside at 1615 Arbor Drive behind the subject house that is coming before you this Thursday evening at 5 pm.

As I am sure you well know, this home is part of the newly created Brockmont Park Historic District and is, in fact one of the three homes that is situated on what was the original and beautiful Brockmont Park. It was an island onto itself.

The Yepes home, which they have occupied for approximately nine years, was one of the 'contributing' homes even though Erik and Kristina Yepes did not sign the petition for creation of the district and approval by the Glendale City Council.

Though I will be at the hearing on Thursday evening, the purpose of this communication is to advise you that the ordinance creating Glendale Historic Districts does need some tweaking. In my opinion, and those of others, the ordinance failed to protect new districts in that folks like the Yepes could have their plans move forward even though a Historic District was in progress and the plans did not have to concurrently go before the Historic Preservation Commission. This was a very unfortunate oversight.

In holding the hearing on Thursday evening, I hope that you will take this into consideration in your deliberations and forward the plans to the Historic Preservation Commission for their review. In the creation of historic districts, we should not be losing historical and valuable contributing homes. These homes can be modified but should not be allowed to be torn down.

Thank you very much for listening and I look forward to appearing before the Design Review Board on Thursday evening.

Sincerely,
Richard A. Lieboff

5/6/2014

Duong, Rathar

From: Duong, Rathar
Sent: Tuesday, May 20, 2014 7:52 AM
To: Platt, Jay
Subject: FW: Opposed: 1555 Valley View Road Demolition

Rathar Duong, Planner • City of Glendale • Community Development Department

633 E. Broadway, Room 103 • Glendale, CA 91206 • (818) 937-8185 • rduong@glendaleca.gov

cid:twitter-red.jpg29.png cid:facebook-yellow4823.png cid:instcapture18be.png cid:rss-green6784.png

-----Original Message-----

From: Ruth Ellen [mailto:rebellion@hotmail.com]
Sent: Tuesday, May 20, 2014 12:28 AM
To: Palmer, Judy; Malekian, Alen; Mardian, Vrej; Simonian, Armond
Cc: Duong, Rathar; info@glendalehistorical.org
Subject: Fwd: Opposed: 1555 Valley View Road Demolition

> Dear Design Review Board Members,

>

> Please do not approve the demolition of 1555 Valley View Road. Refer the matter to Glendale's Historic Preservation Commission. It is an historical resource as part of Brockmont Historical District.

>

> Glendale is a recognized leader in historical preservation with six existing districts. Demolishing a structure in an historical district weakens both the individual district and the overall designation. Do not establish such a dangerous precedent!

>

> Vote no on permitting demolition of 1555 Valley View Road.

>

> Regards

>

> Ruth Ellen Billion

> Sent from my iPhone